

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Kenneth Street, PRESTON 3072

House



4 beds



2 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 980,000 - \$ 1,078,000**

### Median sale price

Median **House** for **PRESTON** for period **Oct 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 894,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**118 Wood Street,** Price \$ 1,041,500 Sold 17 May 2017  
Preston 3072

**44 Malpas Street,** Price \$ 980,000 Sold 24 December 2016  
Preston 3072

**287 Tyler Street,** Price \$ 1,065,000 Sold 10 December 2016  
Preston 3072

### Contact agents

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Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.