

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode
6b Erin Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$890,000

Median sale price

Median price \$874,000 House Unit Suburb Preston

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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

	Address of comparable property	Price	Date of sale
1	2a Erin St PRESTON 3072	\$883,000	01/06/2019
2	2/153 Ballantyne St THORNBURY 3071	\$865,000	10/08/2019
3	2/66 Collins St THORNBURY 3071	\$850,000	30/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House (Res)

Land Size: 230 sqm approx

Agent Comments

Comparable Properties



2a Erin St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$883,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 227 sqm approx



2/153 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$865,000

Method: Auction Sale

Date: 10/08/2019

Rooms: -

Property Type: Townhouse (Res)

2/66 Collins St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: Townhouse (Res)