

## 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  
12 - 14 Sheffield Street, Preston Vic 3072**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$889,000

**Median sale price**

Median price \$1,026,500 House X Unit Suburb Preston

Period - From 01/10/2017 to 30/09/2018 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		
2		
3		

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)

**Agent Comments**

## Comparable Properties



**1e Mary St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$855,000

**Method:** Private Sale

**Date:** 15/06/2018

**Rooms:** 4

**Property Type:** Townhouse (Single)



**86 Beauchamp St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

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.