

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

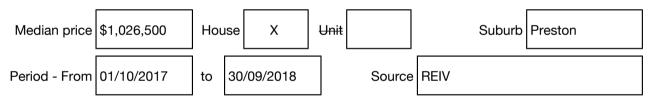
12 - 14 Sheffield Street, Preston Vic 3072

Indicative selling price

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

Single price \$889,000

Median sale price



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 sixmonths 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.

Account - Jellis Craig | P: 03 8415 6100

Generated: 25/10/2018 15:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



12 - 14 Sheffield Street, Preston Vic 3072



Anthony Lapadula





Rooms: Property Type: House (Res) Agent Comments 03 9403 9300 0401 655 005 anthonylapadula@jelliscraig.com.au

Indicative Selling Price \$889,000 Median House Price Year ending September 2018: \$1,026,500

Comparable Properties

1e Mary St PRESTON 3072 (REI) 1 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments
86 Beauchamp St PRESTON 3072 (REI) 3 2 2 2 Price: \$850,000 Method: Auction Sale Date: 26/05/2018 Rooms: -	Agent Comments
	Image: 3 Image: 2 Image: 2 Image: 2 Price: \$855,000 Method: Private Sale Date: 15/06/2018 Date: 15/06/2018 Rooms: 4 Property Type: Townhouse (Single) 86 Beauchamp St PRESTON 3072 (REI) Image: 3 Image: 2 Price: \$850,000 Method: Auction Sale Date: 26/05/2018

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.

Account - Jellis Craig | P: 03 8415 6100

propertydata

Generated: 25/10/2018 15:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

