

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3.04 @ 33 Seymour Street, Preston

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$315,000 & \$340,000

Median sale price

Median price \$340,000 Unit x Suburb Preston 3072

Period - 19/2/2018 Source Realestate.com

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
113/43-65 High Street, Preston	\$325,590	11/2/18
107/43-65 High Street., Preston	\$347,000	6/2/18
211/2-10 Plenty Rd, Preston	\$319,000	7/12/17