

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

3&4/15 Osborne Grove, Preston Vic 3072

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$994,500 House Unit Suburb Preston

Period - From 01/01/2018 to 31/12/2018 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	4/73 Ballantyne St THORNBURY 3071	\$820,000	08/09/2018
2	2/15 Sussex St PRESTON 3072	\$780,000	27/10/2018
3	7/7-9 Sussex St PRESTON 3072	\$765,000	15/08/2018

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.

Bill Kyriakopoulos
9480 2288
0419 008 008
bill.k@loverealestate.com.au



			Basement - Garage
2	2		

Indicative Selling Price
\$799,000
Median House Price
Year ending December 2018: \$994,500

Rooms:
Property Type: Town House

Agent Comments

- Architect designed with bespoke interiors
- Brilliant entertainer's kitchens
- Light-filled open plan living
- 2 -bedroom options
- Indulgent master suites
- Luxurious bathrooms, dual vanities
- Stunning rooftop terraces in 3-bed options
- Secure basement parking
- Meters from High Street cafes,

Comparable Properties

4/73 Ballantyne St THORNBURY 3071 (REI) Agent Comments

	2		1		1
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Price: \$820,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: Townhouse (Res)



2/15 Sussex St PRESTON 3072 (REI) Agent Comments

	2		2		1
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Price: \$780,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Townhouse (Res)



7/7-9 Sussex St PRESTON 3072 (REI) Agent Comments

	2		1		1
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Price: \$765,000
Method: Sold Before Auction
Date: 15/08/2018
Rooms: -
Property Type: Townhouse (Res)