





Rooms: 4 Property Type: House (Res) Land Size: 445 sqm approx Agent Comments Indicative Selling Price \$1,020,000 - \$1,122,000 Median House Price March quarter 2017: \$1,000,000

Comparable Properties



2 Emery St PRESTON 3072 (REI)

Price: \$1,140,000 Method: Sold Before Auction Date: 18/02/2017 Rooms: -Property Type: House (Res) Agent Comments



39 Malpas St PRESTON 3072 (REI)

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Price: \$1,100,000 Method: Auction Sale Date: 29/04/2017 Rooms: -Property Type: House (Res)

74 Pender St PRESTON 3072 (REI)



Price: \$1,040,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4 Property Type: House (Res) Land Size: 397 sqm approx Agent Comments

Agent Comments

Account - Barry Plant | P: 94786344 | F: 94710353

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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.





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

Indicative selling price

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

Range between	\$1,020,000	&	\$1,122,000	
Median sale pri	ce			1



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Emery St PRESTON 3072	\$1,140,000	18/02/2017
39 Malpas St PRESTON 3072	\$1,100,000	29/04/2017
74 Pender St PRESTON 3072	\$1,040,000	25/02/2017

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