



3   1   1

**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)**

Agent Comments

4   2   3

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



**39 Malpas St PRESTON 3072 (REI)**

Agent Comments

3   2   4

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



**74 Pender St PRESTON 3072 (REI)**

Agent Comments

3   1   1

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

## 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 42 William 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)

Range between \$1,020,000 & \$1,122,000

#### Median sale price

Median price \$1,000,000

House X

Suburb Preston

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### 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