hockingstuart

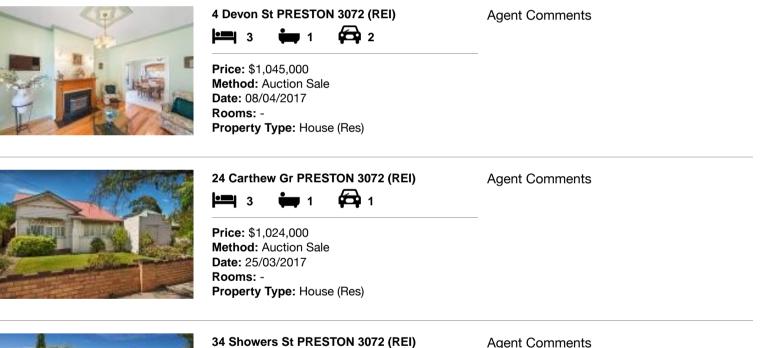




Rooms: Property Type: Agent Comments Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

> Indicative Selling Price \$1,000,000 - \$1,050,000 Median House Price June quarter 2017: \$1,010,000

Comparable Properties





STON 3072 (REI) Agent Comments

Price: \$970,000 Method: Auction Sale Date: 03/06/2017 Rooms: -Property Type: House (Res)

- 3

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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

s |122 Gilbert Road, Preston Vic 3072 d e

Indicative selling price

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

| Range betweer | \$1,000,000 | | & | \$1,050,000 | | | | |
|-------------------|-------------|----------|--------|-------------|---------------|--|--|--|
| Median sale price | | | | | | | | |
| Median price | \$1,010,000 | House | х | Su | Iburb Preston | | | |
| Period - From | 01/04/2017 | to 30/00 | 6/2017 | 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 |
|--------------------------------|-------------|--------------|
| 4 Devon St PRESTON 3072 | \$1,045,000 | 08/04/2017 |
| 24 Carthew Gr PRESTON 3072 | \$1,024,000 | 25/03/2017 |
| 34 Showers St PRESTON 3072 | \$970,000 | 03/06/2017 |

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