



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$930,000
Median House Price
March quarter 2017: \$1,000,000

Comparable Properties



55 David St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$913,250
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 378 sqm

145 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$881,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 470 sqm



43 May St PRESTON 3072 (REI)

Agent Comments



Price: \$876,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House
Land Size: 479 sqm

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 120 Rene Street, Preston Vic 3072

Indicative selling price

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

Range between \$870,000 & \$930,000

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
55 David St PRESTON 3072	\$913,250	18/02/2017
145 Murray Rd PRESTON 3072	\$881,000	03/06/2017
43 May St PRESTON 3072	\$876,000	18/03/2017