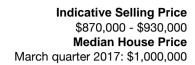


Sam Bottari 0415777577 sambottari@mcgrath.com.au







Rooms: **Property Type: Agent Comments**

Comparable Properties



55 David St PRESTON 3072 (REI/VG)



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)

3





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)



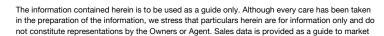


Price: \$876,000 Method: Auction Sale Date: 18/03/2017

Rooms: -

Property Type: House Land Size: 479 sqm

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614



activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 20/06/2017 10:19

Agent Comments

Agent Comments

Agent Comments







Sam Bottari 0415777577 sambottari@mcgrath.com.au

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 |
|---------------------------------------|-----------------------------------|
| postocae | |

Indicative selling price

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

| Range between | ¢970 000 | o l | \$930,000 |
|---------------|------------|-----|-----------|
| range between | φο τ υ,υυυ | α | ψ930,000 |

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 |



