## **McGrath**

Gino De lesi (03) 9489 9422 0418 328 062



Rooms: **Property Type:** Agent Comments ginodeiesi@mcgrath.com.au **Indicative Selling Price** \$650,000 - \$700,000

**Median House Price** March quarter 2017: \$1,000,000

### **Comparable Properties**





Price: \$715,000 Method: Auction Sale Date: 04/03/2017 Rooms: 3 Property Type: Townhouse (Res) Land Size: 128 sqm

20 Opal St PRESTON 3072 (REI) **2** 2



Price: \$675.000 Method: Private Sale Date: 21/04/2017 Rooms: -Property Type: Townhouse (Single)



3/9 Cormac St PRESTON 3072 (REI)



Price: \$660,000 Method: Auction Sale Date: 18/03/2017 **Rooms:** 3 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments

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propertydata

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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 10/397 Murray Road, Preston Vic 3072 Including suburb and postcode

#### Indicative selling price

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

 Range between \$650,000
 & \$700,000

 Median sale price
 Median price \$1,000,000

 House
 X

 Suburb
 Preston

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

#### **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
27 Olver St PRESTON 3072	\$715,000	04/03/2017
20 Opal St PRESTON 3072	\$675,000	21/04/2017
3/9 Cormac St PRESTON 3072	\$660,000	18/03/2017

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