



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/35 Gregory Grove, PRESTON 3072

Unit



2 beds



1 baths



0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Single price \$345,000

### Median sale price

Median **Unit** for **PRESTON** for period **Jan 2017 - Jun 2017**

Sourced from **Pricefinder**.

## \$422,500

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**105 Dundas Street,**  
Preston 3072

Price **\$345,000** Sold 12 April 2017

**206/43 High Street,**  
Preston 3072

Price **\$354,000** Sold 23 March 2017

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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