

David Taylor  
P 93044722  
M 0409976246  
E dtaylor@ypa.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

37 Bruce Street Preston VIC 3072

 3  1  1

## Indicative Selling Price

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

Range between \$890,000 & \$979,000













## Median Sale Price

\$970,000 Houses in Preston between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|   |   |            |                    |           |                  |
|---|---|------------|--------------------|-----------|------------------|
|  | <b>305 Gilbert Road Preston VIC 3072</b>  | Sold Price | <b>\$950,000</b>   | Sold Date | <b>06-Oct-18</b> |
|   |  2  1  2 |            |                    | Distance  | <b>0.86km</b>    |
|  | <b>11 Townhall Avenue Preston VIC 3072</b>  | Sold Price | <b>\$1,050,000</b> | Sold Date | <b>08-May-18</b> |
|   |  2  1  2 |            |                    | Distance  | <b>0.92km</b>    |
|  | <b>59 Oakover Road Preston VIC 3072</b>   | Sold Price | <b>\$960,000</b>   | Sold Date | <b>16-May-18</b> |
|   |  2  1  2 |            |                    | Distance  | <b>0.98km</b>    |

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