



3 2 2

Rooms:

Property Type: Town House

Agent Comments

Comparable Properties



3/1 Smith St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$998,000

Method: Sold Before Auction

Date: 08/05/2017

Rooms: -

Property Type: Townhouse (Res)



2/125 Fyffe St THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$980,000

Method: Sold Before Auction

Date: 30/01/2017

Rooms: -

Property Type: Townhouse (Res)



2/177 Bell St PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$893,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 203 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

1/103 Bruce Street, Preston Vic 3072

Indicative selling price

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

Range between \$900,000

&

\$990,000

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
3/1 Smith St THORBURY 3071	\$998,000	08/05/2017
2/125 Fyffe St THORBURY 3071	\$980,000	30/01/2017
2/177 Bell St PRESTON 3072	\$893,000	01/04/2017