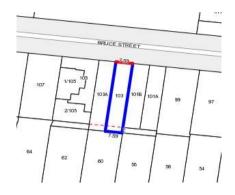
hockingstuart

Adriano Persichetti 94711100 0402055437 apersichetti@hockingstuart.com.au

> **Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** March guarter 2017: \$1,000,000



Agent Comments



Comparable Properties

3/1 Smith St THORNBURY 3071 (REI)

Price: \$998,000

Method: Sold Before Auction

Date: 08/05/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2/125 Fyffe St THORNBURY 3071 (REI)

-3



Price: \$980,000

Method: Sold Before Auction

Date: 30/01/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2/177 Bell St PRESTON 3072 (REI)

1 3

6 2 €

Price: \$893,000 Method: Auction Sale Date: 01/04/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 203 sqm

Agent Comments

Account - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053





Generated: 24/05/2017 13:28



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

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	Н	ouse X	Sub	urb 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 THORNBURY 3071	\$998,000	08/05/2017
2/125 Fyffe St THORNBURY 3071	\$980,000	30/01/2017
2/177 Bell St PRESTON 3072	\$893,000	01/04/2017



