


 3
  3
  2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$700,000 - \$760,000
Median House Price
 March quarter 2017: \$1,000,000

The distinct flair of bespoke builders, Mancini Made and architects, ClarkeHopkinsClarke is brought to the senses in this 3-bedroom townhouse; rising to your desires over 3 sleek levels and crafted with a meticulous attention to detail. Only approximately 2 years old, celebrate a lifestyle of distinction right on Thornbury's cusp!

Comparable Properties

72 Gooch St THORNBURY 3071 (REI)

Agent Comments

 3
  2
  1

Price: \$888,000
Method: Private Sale
Date: 19/11/2016
Rooms: -
Property Type: Townhouse (Res)

4/21-23 Collins St THORNBURY 3071 (REI)

Agent Comments

 2
  1
  1

Price: \$870,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Townhouse (Res)

3b Carlisle St PRESTON 3072 (REI)

Agent Comments

 3
  3
  2

Sold for \$756,000

Price:
Method: Sold Before Auction
Date: 11/11/2016
Rooms: -
Property Type: Townhouse (Res)

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

3a Carlisle Street, Preston Vic 3072

Indicative selling price

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

Range between \$700,000

&

\$760,000

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
72 Gooch St THORNBURY 3071	\$888,000	19/11/2016
4/21-23 Collins St THORNBURY 3071	\$870,000	29/04/2017
3b Carlisle St PRESTON 3072		11/11/2016