3/25 Sylvester Grove, Preston Vic 3072

McGrath



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Rooms: 2 Property Type: unit Land Size: 129 sqm approx Agent Comments Irene Androulidakis 03 8312 9222 0420 967 163 ireneandroulidakis@mcgrath.com.au

> Indicative Selling Price \$390,000 - \$420,000 Median Unit Price December quarter 2018: \$560,000

Comparable Properties

4/827-829	Plenty R	d RESERVOIR 3073 (REI)	Agent Comments
		6	



Price: \$421,020 Method: Private Sale Date: 20/11/2018 Rooms: 4 Property Type: Unit

Agent Comments



Price: \$415,000 Method: Auction Sale Date: 27/10/2018 Rooms: -Property Type: Unit



3/53 Chaleyer St RESERVOIR 3073 (REI)

4/58 Northernhay St RESERVOIR 3073 (REI)

Agent Comments



Price: \$350,000 Method: Sold Before Auction Date: 04/11/2018 Rooms: 2 Property Type: Unit

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Statement of Information

Irene Androulidakis 03 8312 9222 0420 967 163 ireneandroulidakis@mcgrath.com.au

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	

Indicative selling price

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

Range between	\$390,000	&	\$420,000	

Median sale price



Comparable property sales (*Delete A or B below as applicable)

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

Ad	dress of comparable property	Price	Date of sale
1	4/827-829 Plenty Rd RESERVOIR 3073	\$421,020	20/11/2018
2	4/58 Northernhay St RESERVOIR 3073	\$415,000	27/10/2018
3	3/53 Chaleyer St RESERVOIR 3073	\$350,000	04/11/2018

OR

RFIV

B* 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.

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