

3/25 Sylvester Grove, Preston Vic 3072

**McGrath**

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**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

December quarter 2018: \$560,000



 1  1  1

**Rooms:** 2

**Property Type:** unit

**Land Size:** 129 sqm approx

**Agent Comments**

## Comparable Properties

**4/827-829 Plenty Rd RESERVOIR 3073 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$421,020

**Method:** Private Sale

**Date:** 20/11/2018

**Rooms:** 4

**Property Type:** Unit

**4/58 Northernhay St RESERVOIR 3073 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$415,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** Unit



**3/53 Chaleyer St RESERVOIR 3073 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$350,000

**Method:** Sold Before Auction

**Date:** 04/11/2018

**Rooms:** 2

**Property Type:** Unit

## 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

3/25 Sylvester Grove, Preston Vic 3072

#### Indicative selling price

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

Range between

\$390,000

&

\$420,000

#### Median sale price

Median price

\$560,000

House

Unit

X

Suburb

Preston

Period - From

01/10/2018

to

31/12/2018

Source

REIV

#### 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.

	Address 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

**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.~~