



Rooms:

Property Type:

Land Size:

Agent Comments

Comparable Properties



1 Tynan St PRESTON 3072 (REI)



Price: \$1,070,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

Land Size:

Agent Comments

Very similar land size, this has the addition of the side laneway. Accommodation and location similar, double car accommodation is a bonus.



24 Carthew Gr PRESTON 3072 (REI)



Price: \$1,024,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size:

Agent Comments

Same accommodation, very similar condition, slightly smaller land 515m2.

4 Bellarine St PRESTON 3072 (REI)



Price: \$966,500

Method: Private Sale

Date: 20/02/2017

Rooms: 7

Property Type: House (Res)

Land Size: 476 sqm

Agent Comments

The condition of the property is very comparable, no side drive as well, extra bathroom but land is approximately 70m2 smaller.

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

49 Wallace Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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
1 Tynan St PRESTON 3072	\$1,070,000	18/03/2017
24 Carthew Gr PRESTON 3072	\$1,024,000	25/03/2017
4 Bellarine St PRESTON 3072	\$966,500	20/02/2017