10/39 Mount Pleasant Road, Preston Vic 3072

hockingstuart





Rooms: Property Type: Agent Comments Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

Indicative Selling Price \$750,000 - \$820,000 Median House Price Year ending March 2017: \$900,000

Comparable Properties

	7/4 Austral Av PRESTON 3072 (REI) 2 2 2 1 Price: \$792,000 Method: Auction Sale Date: 06/05/2017 Rooms: - Property Type: Townhouse (Res)	Agent Comments One less bedroom and no rear yard, just a — balcony	
	3/28 Kendall St COBURG 3058 (REI) 2 2 Price: \$781,000 Method: Auction Sale Date: 08/04/2017 Rooms: - Property Type: Townhouse (Res)	Agent Comments One less bedroom	
- AR	1/1a Manna Gum Ct COBURG 3058 (REI) 4 2 2 2 Price: \$745,000 Method: Auction Sale Date: 10/12/2016	Agent Comments Extra bedroom, smaller living areas and slightly dated	

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Rooms: 5

Property Type: Townhouse (Res)

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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	10/39 Mount Pleasant Road, Preston Vic 3072

Indicative selling price

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

Range between	\$750,000	&	\$820,000	ъ.
Median sale pri	ce			



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
7/4 Austral Av PRESTON 3072	\$792,000	06/05/2017
3/28 Kendall St COBURG 3058	\$781,000	08/04/2017
1/1a Manna Gum Ct COBURG 3058	\$745,000	10/12/2016

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propertydata

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