

10/39 Mount Pleasant Road, Preston Vic 3072

**hockingstuart**

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



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**7/4 Austral Av PRESTON 3072 (REI)**



**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)**



**Price:** \$781,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Agent Comments**

One less bedroom



**1/1a Manna Gum Ct COBURG 3058 (REI)**



**Price:** \$745,000

**Method:** Auction Sale

**Date:** 10/12/2016

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Agent Comments**

Extra bedroom, smaller living areas and slightly dated

## 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](http://consumer.vic.gov.au/underquoting)

Range between	\$750,000	&	\$820,000
---------------	-----------	---	-----------

## Median sale price

Median price	\$900,000	House	X	Suburb	Preston
Period - From	01/04/2016	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
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