hockingstuart





Rooms: Property Type: House Land Size: 592 sqm Agent Comments Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

> Indicative Selling Price \$950,000 - \$1,045,000 Median House Price March quarter 2017: \$1,000,000

Comparable Properties

9 Jacka St PRESTON 3072 (REI) 3 1 2 Price: \$1,047,000 Method: Auction Sale Date: 25/03/2017 Rooms: 4 Property Type: House (Res) Land Size: 635 sqm	Agent Comments Both brick home in Preston West. Same accommodation and in very similar condition.
24 Carthew Gr PRESTON 3072 (REI) 3 1 1 1 Price: \$1,024,000 Method: Auction Sale Date: 25/03/2017 Rooms: - Property Type: House (Res)	Agent Comments Similar condition and accommodation. — Weatherboard VS brick.
53 William St PRESTON 3072 (REI) 3 2 2 2 Price: \$917,500 Method: Auction Sale Date: 08/04/2017 Rooms: - Property Type: House (Res)	Agent Comments Brick home. Property has been renovated but is not in a Preston West location.

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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

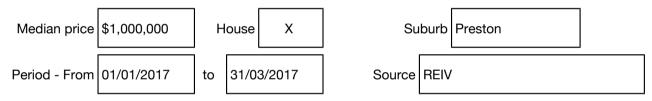
Address	35 Leicester Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

ge between \$950,000

Median sale price



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
9 Jacka St PRESTON 3072	\$1,047,000	25/03/2017
24 Carthew Gr PRESTON 3072	\$1,024,000	25/03/2017
53 William St PRESTON 3072	\$917,500	08/04/2017

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propertydata

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