



**Rooms:**

**Property Type:** House

**Land Size:** 592 sqm

**Agent Comments**

## Comparable Properties



**9 Jacka St PRESTON 3072 (REI)**



**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)**



**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)**



**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.

## 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

35 Leicester Street, 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 \$950,000

&

\$1,045,000

**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
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