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

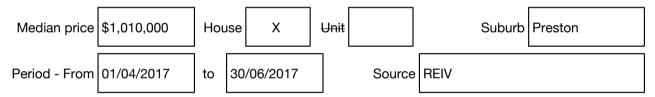
ss 1/4 Davis Street, Preston Vic 3072 nd de

Indicative selling price

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

Single price \$609,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/26-28 Boldrewood Pde RESERVOIR 3073	\$579,000	10/06/2017
2	2/105 Wood St PRESTON 3072	\$595,000	17/07/2017
3	7/455 Waterdale Rd HEIDELBERG WEST 3081	\$616,000	12/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Woodards | P: 03 86812729

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: 4 Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$609.000 **Median House Price** June guarter 2017: \$1,010,000

Comparable Properties



1/26-28 Boldrewood Pde RESERVOIR 3073 (REI/VG)

3 2 2

Price: \$579,000 Method: Auction Sale Date: 10/06/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size: 244 sqm approx

Agent Comments

Similar accommodation, however, not as good a location. Further north in Reservoir.

2/105 Wood St PRESTON 3072 (REI)

6 -2

Agent Comments

Similar location but only 2 bedrooms.

Price: \$595.000 Method: Private Sale Date: 17/07/2017 Rooms: -Property Type: Townhouse (Res)



7/455 Waterdale Rd HEIDELBERG WEST 3081 (REI)

60 1 •**•** 3 2

Price: \$616,000 Method: Auction Sale Date: 12/08/2017 Rooms: 4 Property Type: Townhouse (Res)

Agent Comments

Further east then Davis St and similar accomodation.

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propertydata

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