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

1/4 Josephine Grove, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$725,000	&	\$750,000				
Median sale price							
Median price	\$550,000 He	ouse Un	it X	Suburb Preston			
Period - From	01/01/2017 to	31/12/2017	Source REIV				

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	3 Esther St PRESTON 3072	\$723,000	16/12/2017
2	3/31 Bailey Av PRESTON 3072	\$753,000	03/03/2018
3	4/7-9 Sussex St PRESTON 3072	\$765,000	09/03/2018

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.

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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: House / Unit Land Size: 300 sqm approx Agent Comments Indicative Selling Price \$725,000 - \$750,000 Median Unit Price Year ending December 2017: \$550,000

Comparable Properties



3 Esther St PRESTON 3072 (REI/VG)



Price: \$723,000 Method: Auction Sale Date: 16/12/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 105 sqm approx

3/31 Bailey Av PRESTON 3072 (REI)



Price: \$753,000 Method: Auction Sale Date: 03/03/2018 Rooms: -Property Type: Unit

4/7-9 Sussex St PRESTON 3072 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$765,000 Method: Private Sale Date: 09/03/2018 Rooms: -Property Type: Townhouse (Res)

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