

12 Ambon Street, Preston Vic 3072

**hockingstuart**

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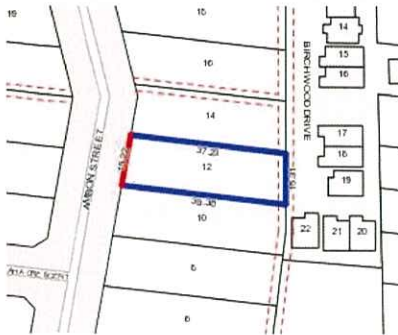
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**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

Year ending March 2017: \$900,000



0 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 581.427 sqm

**Agent Comments**

## Comparable Properties



**4 Newton St RESERVOIR 3073 (REI)**

- - -

**Price:** \$768,000

**Method:** Private Sale

**Date:** 21/12/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm

**Agent Comments**

Similar accommodation and condition. Land size is very comparable and very close location.



**19 Drysdale St RESERVOIR 3073 (REI)**

3 1 1

**Price:** \$723,000

**Method:** Auction Sale

**Date:** 03/12/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 535 sqm

**Agent Comments**

Land size is slightly smaller but located in a more favourable position. Same accommodation and condition, also a brick home.



**82 Murray Rd PRESTON 3072 (REI)**

3 1 1

**Price:** \$721,000

**Method:** Auction Sale

**Date:** 03/12/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 580 sqm

**Agent Comments**

Brick home on comparable sized block, however positioned on a semi-main arterial.

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Ambon 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

\$700,000

&

\$770,000

#### Median sale price

Median price

\$900,000

House

X

Suburb or locality

Preston

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--------------------------------|-----------|--------------|
| 4 Newton St RESERVOIR 3073     | \$768,000 | 21/12/2016   |
| 19 Drysdale St RESERVOIR 3073  | \$723,000 | 03/12/2016   |
| 82 Murray Rd PRESTON 3072      | \$721,000 | 03/12/2016   |