hockingstuart

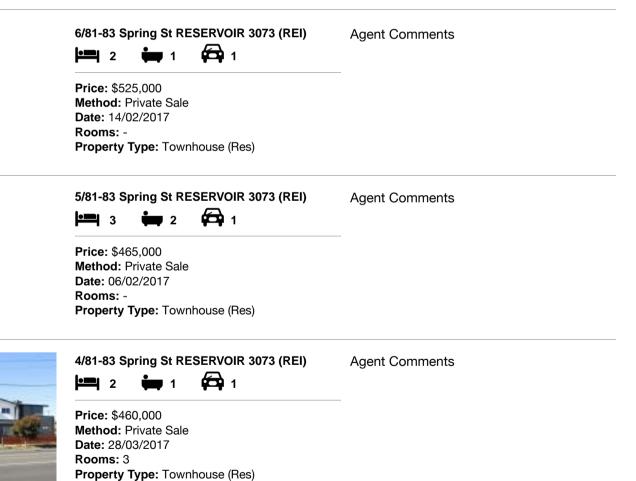




Rooms: Property Type: House (Res) Agent Comments John Petsinis 9471 1100 0402611939 jpetsinis@hockingstuart.com.au

Indicative Selling Price \$490,000 - \$539,000 Median House Price March guarter 2017: \$1,000,000

Comparable Properties



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propertydata

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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

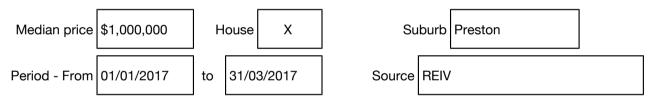
Address	1/492 Murray Road, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between \$490,000 & \$539,000	
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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
6/81-83 Spring St RESERVOIR 3073	\$525,000	14/02/2017
5/81-83 Spring St RESERVOIR 3073	\$465,000	06/02/2017
4/81-83 Spring St RESERVOIR 3073	\$460,000	28/03/2017

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