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**Indicative Selling Price**

\$490,000 - \$539,000

**Median House Price**

March quarter 2017: \$1,000,000



2   -  

**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties

**6/81-83 Spring St RESERVOIR 3073 (REI)**

**Agent Comments**

2   1   1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 14/02/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**5/81-83 Spring St RESERVOIR 3073 (REI)**

**Agent Comments**

3   2   1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 06/02/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**4/81-83 Spring St RESERVOIR 3073 (REI)**

**Agent Comments**

2   1   1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 28/03/2017

**Rooms:** 3

**Property Type:** Townhouse (Res)

## 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

1/492 Murray Road, 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 \$490,000

&

\$539,000

**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
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