



Indicative Selling Price
\$600,000 - \$650,000
Median House Price
Year ending June 2017: \$930,000

Rooms: 6
Property Type: House
Land Size: 585 sqm approx
Agent Comments

Old post war home with significant work required to improve the property.

Comparable Properties



42 Tyler St PRESTON 3072 (REI)



Price: \$725,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: House
Land Size: 590 sqm approx

Agent Comments

Same land and accomodation however the property is in a fair better condition and is stable.



290 Oriel Rd HEIDELBERG WEST 3081 (REI)



Price: \$652,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Same accomodation and land and the home is in similar condition.



10 Wordsworth Av HEIDELBERG HEIGHTS 3081 (REI)



Price: \$640,000
Method: Sold Before Auction
Date: 03/06/2017
Rooms: -
Property Type: House
Land Size: 458 sqm approx

Agent Comments

Smaller block of land, however the property is in far better condition.

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

34 Tyler Street, Preston Vic 3072

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$930,000

House X

Suburb Preston

Period - From 01/07/2016

to

30/06/2017

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
42 Tyler St PRESTON 3072	\$725,000	03/06/2017
290 Oriel Rd HEIDELBERG WEST 3081	\$652,000	11/02/2017
10 Wordsworth Av HEIDELBERG HEIGHTS 3081	\$640,000	03/06/2017