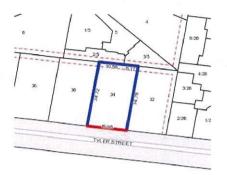
# hockingstuart

John Pasceri 0405134726 jpasceri@hockingstuart.com.au





1 car space under car 3 1 port

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)

3







# Agent Comments

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

Price: \$652,000 Method: Auction Sale Date: 11/02/2017

Rooms: 4

Property Type: House (Res) Land Size: 589 sqm approx



2





Price: \$640,000

Method: Sold Before Auction

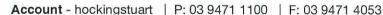
Date: 03/06/2017

Rooms: -

Property Type: House Land Size: 458 sqm approx

### Agent Comments

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



Generated: 17/07/2017 15:25







John Pasceri 0405134726 jpasceri@hockingstuart.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section	47AF Of the Estate Agents Act 1980
Property offered for s	sale		
Address Including suburb and postcode	34 Tyler Street, Pre	eston Vic 3072	
Indicative selling price	е		
For the meaning of this p	orice see consumer.	vic.gov.au/underquoti	ng
Range between \$600,	000	& \$650,000	
Median sale price			
Median price \$930,00	00 House	Х	Suburb Preston
Period - From 01/07/2	2016 to 30/06	5/2017 Sou	rce 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	





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