hockingstuart

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Indicative Selling Price \$1,069,000 Median House Price March quarter 2017: \$1,000,000





Rooms: 7

Property Type: House (Res) Land Size: 670 sqm Agent Comments

Comparable Properties



39 Malpas St PRESTON 3072 (REI)

3





Price: \$1,100,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Same accomodation, Clinker brick home in a more favourable location.

64 Malpas St PRESTON 3072 (REI)







Agent Comments

More accomodation in a quieter location.

Price: \$1,082,000 Method: Auction Sale Date: 04/03/2017

Rooms: -

Property Type: House (Res) Land Size: 534 sqm

34 Dean St PRESTON 3072 (REI)









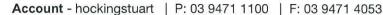
Price:

Method: Private Sale Date: 16/12/2016 Rooms: 5

Property Type: House (Res) Land Size: 582 sqm

Agent Comments

Sold \$960,000. Quieter location & more accomodation.



Generated: 15/05/2017 11:45







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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 s	sale
Address Including suburb and postcode	118 Wood Street, Preston Vic 3072
Indicative selling price	ee .
For the meaning of this p	orice see consumer.vic.gov.au/underquoting
Single price \$1,06	9,000
Median sale price	
Median price \$1,000,	000 House X Suburb Preston
Period - From 01/01/2	017 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
39 Malpas St PRESTON 3072	\$1,100,000	29/04/2017
64 Malpas St PRESTON 3072	\$1,082,000	04/03/2017
34 Dean St PRESTON 3072		16/12/2016





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