



3 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 670 sqm
Agent Comments

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

Comparable Properties



39 Malpas St PRESTON 3072 (REI)

3 2 4

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)

4 2 2

Price: \$1,082,000
Method: Auction Sale
Date: 04/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm

Agent Comments

More accomodation in a quieter location.



34 Dean St PRESTON 3072 (REI)

4 1 1

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.

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

118 Wood Street, Preston Vic 3072

Indicative selling price

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

Single price \$1,069,000

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
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