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### UNIT Offered for Sale

4/39 Mt Pleasant Road Preston VIC 3072

 3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$760,000

### Median Sale Price

\$442,500 Units in Preston between Jun 2017 - May 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**2/21 Collins Street Preston VIC 3072**

 2  1  1

Sold Price **\$770,000** Sold Date **16-Jun-18**

Distance **0.91km**



**96/93-103 High Street Preston VIC 3072**

 2  2  1

Sold Price **\$714,000** Sold Date **29-May-18**

Distance **1.82km**



**2/33 Cramer Street Preston VIC 3072**

 2  2  2

Sold Price **\$707,000** Sold Date **12-Feb-18**

Distance **1.5km**

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