

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	209 High Street, Preston Vic 3072
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Indicative selling price

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

Range between	\$670,000	&	\$730,000
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Median sale price

Median price	\$970,000	House	X	Unit		Suburb	Preston
Period - From	01/04/2018	to	31/03/2019	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 4  1  2

Rooms:

Property Type: House

Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median House Price

Year ending March 2019: \$970,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

McGrath



209 High Street, Preston

4 bed 1 bath 2 car

Additional Information This single front residence is set on a deep allotment offering both commercial and residential development. Ideal for first home buyers, investors or suitable for a home office. Home comprises of four bedrooms, central lounge room and an updated kitchen. Extra features are central ducted heating. Ample two car off street parking. Short walk to the station and Preston Market – Café and shops at your door-step.

Close Proximity To

Schools

Preston South Primary School – 0.5km
Bell Primary School – 1.12km
Charles La Trobe College – 1.63km
Latrobe University – 5km

Shops

Centro- 0.82km
Northland Shopping Centre – 2.6km
Kmart Northcote – 2.5km

Parks & Amenities

Bramham Gardens – 0.48km
Preston Oval – 0.5km
Northcote Golf Links – 1.62km
Northcote Aquatic – 2.71km

Transport

Bell Station – 0.21km
Preston Station – 0.82km
Tram 86 Bundoora – City Docklands
Bus Route 552 East Reservoir – Northcote Plaza

Terms

10% deposit, balance 30/60/90 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, light fittings and window furnishings as inspected

Auction

Saturday 20th July at 11.00am

James Moss

Sales Manager

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Leo Lu

Sales Agent

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