hockingstuart





Rooms: Property Type: Unit Agent Comments John Petsinis 9471 1100 0402611939 jpetsinis@hockingstuart.com.au

> Indicative Selling Price \$700,000 - \$750,000 Median House Price June quarter 2017: \$1,010,000

Comparable Properties



Price: \$715,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4 Property Type: Unit

---- 3

Agent Comments



2/31 Spring St PRESTON 3072 (REI)

2/15 Percival St PRESTON 3072 (REI)



Price: \$708,000 Method: Auction Sale Date: 13/05/2017 Rooms: 5 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



Price: \$700,000 Method: Private Sale Date: 26/06/2017 Rooms: 4

Property Type: Townhouse (Res)

5/747 Bell St PRESTON 3072 (REI)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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

s 2/34 Union Street, Preston Vic 3072 d e

Indicative selling price

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

Range betweer	\$700,000		&	\$750,000	
Median sale pr	ice				
Median price	\$1,010,000	House	х	Su	ourb Preston
Period - From	01/04/2017	to 30/06	6/2017	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
2/15 Percival St PRESTON 3072	\$715,000	08/04/2017
2/31 Spring St PRESTON 3072	\$708,000	13/05/2017
5/747 Bell St PRESTON 3072	\$700,000	26/06/2017

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