

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 Tennyson Avenue Preston VIC 3072

 3  1  1

## Indicative Selling Price

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

Single Price \$895,000













## Median Sale Price

\$905,000 Houses in Preston between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## 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.

|   |   |   |
|---|---|---|
|  <p>Apr 19</p> | <p><b>6 Percival Street Preston VIC 3072</b> Sold Price <b>\$901,000</b></p> <p> 3  1  3</p> | <p>Sold Date <b>29-Mar-19</b></p> <p>Distance <b>0.18km</b></p> |
|  <p>Mar 19</p> | <p><b>17 Hawking Street Preston VIC 3072</b> Sold Price <b>\$922,000</b></p> <p> 3  1  3</p> | <p>Sold Date <b>30-Mar-19</b></p> <p>Distance <b>0.35km</b></p> |
|  <p>Feb 19</p> | <p><b>7 Edith Street Preston VIC 3072</b> Sold Price <b>\$895,000</b></p> <p> 3  1  1</p>    | <p>Sold Date <b>05-Apr-19</b></p> <p>Distance <b>1.37km</b></p> |

RS = Recent sale

UN = Undisclosed Sale

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