

## HOUSE Offered for Sale

45 Dunstan Street Preston VIC 3072

 3  2  1

## Indicative Selling Price

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

Range between \$800,000 & \$850,000

## Median Sale Price




\$976,000 Houses in Preston between Apr 2017 - Mar 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.






**40 George Street Preston VIC 3072** Sold Price **\$800,000** Sold Date **05-Jan-18**  
 3  1  1 Distance **0.28km**



**16 James Street Preston VIC 3072** Sold Price **\$870,000** Sold Date **25-Nov-17**  
 2  1  2 Distance **1.15km**



**9 Mt Pleasant Road Preston VIC 3072** Sold Price **\$860,000** Sold Date **17-Feb-18**  
 3  1  1 Distance **1.58km**

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