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Rooms: 3
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
March quarter 2017: \$512,000

Comparable Properties



2/141 Bell St PRESTON 3072 (REI)

Agent Comments

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Price: \$547,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 3
Property Type: Townhouse (Res)



1/492 Murray Rd PRESTON 3072 (REI)

Agent Comments

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Price: \$532,500
Method: Sold Before Auction
Date: 09/05/2017
Rooms: -
Property Type: Townhouse (Res)

151k Albert St PRESTON 3072 (REI)

Agent Comments

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Price: \$508,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 4
Property Type: Townhouse (Res)

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 4/584 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$512,000 Unit X Suburb Preston

Period - From 01/01/2017 to 31/03/2017 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
2/141 Bell St PRESTON 3072	\$547,000	13/05/2017
1/492 Murray Rd PRESTON 3072	\$532,500	09/05/2017
151k Albert St PRESTON 3072	\$508,000	04/03/2017