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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

March quarter 2017: \$1,000,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 320 sqm

[Agent Comments](#)

Comparable Properties



6 Carlisle St PRESTON 3072 (REI/VG)



[Agent Comments](#)

The land on this property is slightly bigger

Price: \$980,000

Method: Auction Sale

Date: 19/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 471 sqm



33 Showers St PRESTON 3072 (REI/VG)



[Agent Comments](#)

Price: \$914,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 350 sqm



55 David St PRESTON 3072 (REI)



[Agent Comments](#)

This is a 3 bedroom house

Price: \$913,250

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: House (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 196 Raglan Street, Preston Vic 3072

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,000,000 House 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
6 Carlisle St PRESTON 3072	\$980,000	19/11/2016
33 Showers St PRESTON 3072	\$914,000	10/12/2016
55 David St PRESTON 3072	\$913,250	18/02/2017