McGrath





Rooms: Property Type: House Land Size: 155 sqm Agent Comments

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$850,000 - \$900,000 **Median House Price** March quarter 2017: \$1,000,000

Comparable Properties

| 198 Raglan St PRESTON 3072 (REI) 2 2 2 1 Price: \$910,000 Method: Sold Before Auction Date: 18/03/2017 Rooms: - Property Type: House (Res) | Agent Comments Land is bigger |
|---|----------------------------------|
| 33 Austral Av PRESTON 3072 (REI/VG) 3 1 2 Price: \$860,000 Method: Sold Before Auction Date: 07/03/2017 Rooms: - Property Type: House (Res) Land Size: 342 sqm | Agent Comments |
| 12a Milton Cr PRESTON 3072 (REI) 3 1 1 1 Price: \$860,000 Method: Auction Sale Date: 20/05/2017 Rooms: - Property Type: House (Res) | Agent Comments |

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

property data

Property Type: House (Res)

Generated: 01/06/2017 08:58

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

Indicative selling price

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

 Range between \$850,000
 & \$900,000

 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 |
|--------------------------------|-----------|--------------|
| 198 Raglan St PRESTON 3072 | \$910,000 | 18/03/2017 |
| 33 Austral Av PRESTON 3072 | \$860,000 | 07/03/2017 |
| 12a Milton Cr PRESTON 3072 | \$860,000 | 20/05/2017 |

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

propertydata

Generated: 01/06/2017 08:58

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.

