



**Rooms:**

**Property Type:** House

**Land Size:** 155 sqm

Agent Comments

## Comparable Properties



**198 Raglan St PRESTON 3072 (REI)**



Agent Comments

Land is bigger

**Price:** \$910,000

**Method:** Sold Before Auction

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** House (Res)



**33 Austral Av PRESTON 3072 (REI/VG)**



Agent Comments

**Price:** \$860,000

**Method:** Sold Before Auction

**Date:** 07/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 342 sqm



**12a Milton Cr PRESTON 3072 (REI)**



Agent Comments

**Price:** \$860,000

**Method:** Auction Sale

**Date:** 20/05/2017

**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  
11 Milton Crescent, Preston Vic 3072

#### Indicative selling price

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