



Rooms:

Property Type:

Land Size:

Agent Comments

Please bear in mind that this property is in need of major restoration and the opinion of value has been based on the work needed.

Comparable Properties



7 Steane St RESERVOIR 3073 (REI)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 07/12/2016

Rooms: 4

Property Type: House (Res)

Land Size:



20 Larissa St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 03/12/2016

Rooms: 8

Property Type: House

Land Size:



126 Albert St PRESTON 3072 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 09/11/2016

Rooms: -

Property Type: House

Land Size:

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

125 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between \$500,000 & \$550,000

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
7 Steane St RESERVOIR 3073	\$610,000	07/12/2016
20 Larissa St HEIDELBERG WEST 3081	\$670,000	03/12/2016
126 Albert St PRESTON 3072	\$680,000	09/11/2016