



Rooms:

Property Type:

Agent Comments

Comparable Properties



174 Albert St PRESTON 3072 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 19/01/2017

Rooms: 5

Property Type: House



70 Jensen Rd PRESTON 3072 (REI)

Agent Comments



Price: \$756,000

Method: Auction Sale

Date: 05/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 580 sqm



82 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$721,000

Method: Auction Sale

Date: 03/12/2016

Rooms: 4

Property Type: House (Res)

Land Size: 580 sqm

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

145 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$900,000

House X

Suburb Preston

Period - From 01/04/2016 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
174 Albert St PRESTON 3072	\$800,000	19/01/2017
70 Jensen Rd PRESTON 3072	\$756,000	05/11/2016
82 Murray Rd PRESTON 3072	\$721,000	03/12/2016