## McGrath





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 320 sqm Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$900,000 - \$950,000 Median House Price March quarter 2017: \$1,000,000

### **Comparable Properties**

6 Carlisle St PRESTON 3072 (REI/VG) 3 1 1 1 1 Price: \$980,000 Method: Auction Sale Date: 19/11/2016 Rooms: 4 Property Type: House (Res) Land Size: 471 sqm	Agent Comments The land on this property is slightly bigger
33 Showers St PRESTON 3072 (REI/VG) 4 1 1 1 1 Price: \$914,000 Method: Auction Sale Date: 10/12/2016 Rooms: 5 Property Type: House (Res) Land Size: 350 sqm	Agent Comments
55 David St PRESTON 3072 (REI) 2 1 2 2 2 2 Price: \$913,250 Method: Auction Sale Date: 18/02/2017 Rooms: - Property Type: House (Res)	Agent Comments This is a 3 bedroom house

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

propertydata

#### Generated: 17/05/2017 11:57

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
\$900,000
&
\$950,000

Median sale price

<

#### **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

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

propertydata

#### Generated: 17/05/2017 11:57

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.

