McGrath

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47	AF of	the Estate	Agents Act 1980
Property offered	for sale					
Addr Including suburb postc						
dicative selling price						
For the meaning of t	this price see con	sumer.vic.gov.a	au/underquoting			
Range between \$	670,000	&	\$730,000			
Median sale price	e					
Median price \$97	70,000 Ho	use X	Unit		Suburb	Preston
Period - From 01/	/04/2018 to	31/03/2019	Source	REIV		
Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for sale in the last six						
months that property fo	•	t or agent's repi	resentative consid	lers to	be most cor	nparable to the
Address of comparable property					Price	Date of sale
1						
2						
2						

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Rooms:

Property Type: House **Land Size:** 239 sqm approx

Agent Comments

Indicative Selling Price \$670,000 - \$730,000 Median House Price Year ending March 2019: \$970,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

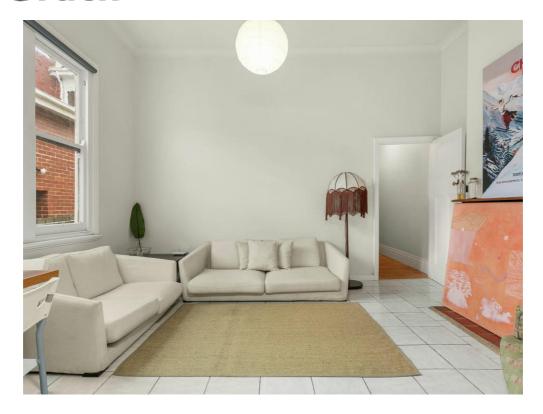
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209 High Street, Preston

4 bed 1 bath 2 car

Additional Information

This single front residence is set on a deep allotment offering both commercial and residential development. Ideal for first home buyers, investors or suitable for a home office. Home comprises of four bedrooms, central lounge room and an updated kitchen. Extra features are central ducted heating. Ample two car off street parking. Short walk to the station and Preston Market – Café and shops at your door- step.

Terms

10% deposit, balance 30/60/90 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, light fittings and window furnishings as inspected

Auction

Saturday 20th July at 11.00am

Close Proximity To

Schools Preston South Primary School – 0.5km

Bell Primary School – 1.12km Charles La Trobe College – 1.63km Latrobe University – 5km

Shops

Centro- 0.82km

Northland Shopping Centre - 2.6km

Kmart Northcote - 2.5km

Parks & Amenities

Bramham Gardens – 0.48km Preston Oval – 0.5km Northcote Golf Links – 1.62km Northcote Aquatic – 2.71km

Transport

Bell Station – 0.21km Preston Station – 0.82km

Tram 86 Bundoora – City Docklands

Bus Route 552 East Reservoir - Northcote Plaza

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