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**Indicative Selling Price**  
 \$1,700,000 - \$1,850,000  
**Median House Price**  
 March quarter 2017: \$1,000,000



**Rooms:**  
**Property Type:**  
 Agent Comments

## Comparable Properties



**350 Murray Rd PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 09/12/2016  
**Rooms:** -  
**Property Type:** House (Res)



**249 Spring St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 13/08/2016  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 638 sqm



**1 Grampian St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,618,000  
**Method:** Auction Sale  
**Date:** 22/10/2016  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 918 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 50 Regent Street, 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 \$1,700,000 & \$1,850,000

#### 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
350 Murray Rd PRESTON 3072	\$1,850,000	09/12/2016
249 Spring St RESERVOIR 3073	\$1,700,000	13/08/2016
1 Grampian St PRESTON 3072	\$1,618,000	22/10/2016