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

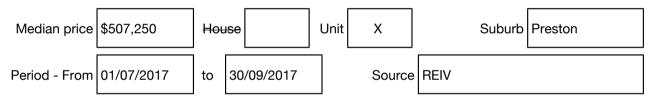
201/14-18 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Single price \$450,000

Median sale price



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 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
1	1/119 Keon St THORNBURY 3071	\$468,000	08/07/2017
2	1/591-593 Gilbert Rd PRESTON 3072	\$447,500	01/07/2017
3	405/204 High St PRESTON 3072	\$447,000	15/09/2017

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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propertydata

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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.

hockingstuart





Rooms: Property Type: Apartment Agent Comments Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

Indicative Selling Price \$450,000 Median Unit Price September quarter 2017: \$507,250

Comparable Properties



Price: \$468,000 Method: Auction Sale Date: 08/07/2017 Rooms: 3 Property Type: Apartment

2 2



1/591-593 Gilbert Rd PRESTON 3072 (REI)

1/119 Keon St THORNBURY 3071 (REI/VG)

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Price: \$447,500 Method: Auction Sale Date: 01/07/2017 Rooms: 3 Property Type: Apartment



405/204 High St PRESTON 3072 (REI)

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Agent Comments

Agent Comments

Agent Comments

Price: \$447,000 Method: Private Sale Date: 15/09/2017 Rooms: 4 Property Type: Apartment

2

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