

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

Single price \$450,000

Median sale price

Median price \$507,250

House

Unit

X

Suburb Preston

Period - From 01/07/2017

to 30/09/2017

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 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.



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$468,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 3

Property Type: Apartment



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

Agent Comments

 2  1  1

Price: \$447,500

Method: Auction Sale

Date: 01/07/2017

Rooms: 3

Property Type: Apartment



405/204 High St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$447,000

Method: Private Sale

Date: 15/09/2017

Rooms: 4

Property Type: Apartment