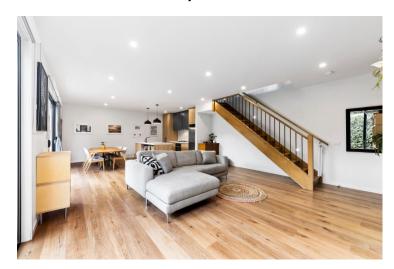
## 6/229 Gilbert Road, Preston Vic 3072



2 Bed 2 Bath 1 Car Rooms: 4 Property Type: House (Res) Indicative Selling Price \$949,000 Median House Price 25/07/2021 - 24/07/2022: \$1,250,000

# **Comparable Properties**



#### 4/1 Bruce Street, Preston 3072 (REI/VG)

3 Bed 1 Bath 1 Car Price: \$975,000 Method: Auction Sale Date: 26/03/2022

**Property Type:** Townhouse (Res)

Agent Comments: Neat and tidy older townhouse; one

bathroom



#### 338c Young Street, Preston 3072 (VG)

3 Bed 1 Bath 1 Car Price: \$920,000 Method: Private Sale Date: 07/02/2022

**Property Type:** Townhouse (Single)

Land Size: 209 sqm approx

**Agent Comments:** Modern townhouse; 1 bathroom



#### 1/108 Plenty Road, Preston 3072 (VG)

3 Bed 1 Bath 1 Car Price: \$910,000 Method: Sale Date: 29/04/2022

Property Type: Townhouse (Conjoined)

**Agent Comments:** Smaller townhouse; no garage

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale							
Address Including suburb or	6/229 Gilbert Road, Preston Vic 3072						
locality and postcode							

## **Indicative selling price**

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

Single price \$949,000

Med	ian	sal	le	price	

Median price	\$1,250,000	Н	ouse	х	S	Suburb	Preston		
Period - From	25/07/2021	to	24/07	7/2022	2		Source	REIV	

#### **Comparable property sales**

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
4/1 Bruce Street, PRESTON 3072	\$975,000	26/03/2022
38c Young Street, PRESTON 3072	\$920,000	07/02/2022
1/108 Plenty Road, PRESTON 3072	\$910,000	29/04/2022

This Statement of Information was prepared on: 25/07/2022 11:05

