

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
locality and postcode

6/229 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Single price

\$949,000

Median sale price

Median price

\$1,250,000

House

x

Suburb

Preston

Period - From

25/07/2021

to

24/07/2022

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