Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5/223 Gower Street, Preston Vic 3072

Indicative selling price

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

Range between \$730,000	&	\$780,000
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Median sale price

Median price	\$785,000	Pro	perty Type	Townhouse		Suburb	Preston
Period - From	25/10/2022	to	24/10/2023		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

Add	dress of comparable property	Price	Date of sale
1	5/469-471 Gilbert Rd PRESTON 3072	\$790,000	19/09/2023
2	1/38 Regent St PRESTON 3072	\$730,000	24/07/2023
3	2/166 Raglan St PRESTON 3072	\$719,000	04/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/10/2023 18:37
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Property Type:Agent Comments

Indicative Selling Price \$730,000 - \$780,000 Median Townhouse Price 25/10/2022 - 24/10/2023: \$785,000

Comparable Properties



5/469-471 Gilbert Rd PRESTON 3072 (REI)

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Agent Comments

Price: \$790,000 **Method:** Private Sale **Date:** 19/09/2023

Property Type: Townhouse (Single)



1/38 Regent St PRESTON 3072 (REI/VG)

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Price: \$730,000 Method: Private Sale Date: 24/07/2023

Property Type: Townhouse (Single) **Land Size:** 143 sqm approx

Agent Comments



2/166 Raglan St PRESTON 3072 (REI)

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Price: \$719,000 Method: Auction Sale Date: 04/08/2023

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments





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