

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

1/201-203 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$515,000

House

Unit

X

Suburb Preston

Period - From 01/07/2018

to

30/06/2019

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 | 8/38-40 Pender St THORBURY 3071 | \$615,000 | 06/04/2019 |
| 2 | 4/9 Bischoff St PRESTON 3072 | \$605,000 | 03/08/2019 |
| 3 | 2/415-419 Gilbert Rd PRESTON 3072 | \$548,000 | 22/06/2019 |

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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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2019: \$515,000



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Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



8/38-40 Pender St THORNBURY 3071 (REI)

Agent Comments

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Price: \$615,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: Villa



4/9 Bischoff St PRESTON 3072 (REI)

Agent Comments

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Price: \$605,000

Method: Auction Sale

Date: 03/08/2019

Rooms: -

Property Type: Unit

2/415-419 Gilbert Rd PRESTON 3072 (REI)

Agent Comments

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Price: \$548,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Unit

Land Size: 146 sqm approx