

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

122 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$1,010,000

House

X

Unit

Suburb

Preston

Period - From

01/04/2017

to

30/06/2017

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	4 Devon St PRESTON 3072	\$1,045,000	08/04/2017
2	49 Wallace St PRESTON 3072	\$990,000	03/06/2017
3	131 Gilbert Rd PRESTON 3072	\$950,000	09/09/2017

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: House (Res)

Agent Comments

Comparable Properties



4 Devon St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,045,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 511 sqm approx



49 Wallace St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$990,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 545 sqm approx



131 Gilbert Rd PRESTON 3072 (REI)

Agent Comments

 2  1  2

Price: \$950,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)