

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

1/241 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Preston

Period - From 01/04/2020 to 31/03/2021 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	406/277 Raglan St PRESTON 3072	\$462,500	08/06/2021
2	33/93-103 High St PRESTON 3072	\$475,000	03/06/2021
3	406/49 Plenty Rd PRESTON 3072	\$445,000	01/04/2021

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.~~

This Statement of Information was prepared on:

25/06/2021 11:52



Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
Year ending March 2021: \$630,000

Comparable Properties



406/277 Raglan St PRESTON 3072 (REI)

Agent Comments



Price: \$462,500
Method: Private Sale
Date: 08/06/2021
Property Type: Apartment



33/93-103 High St PRESTON 3072 (REI)

Agent Comments



Price: \$475,000
Method: Sold Before Auction
Date: 03/06/2021
Property Type: Apartment



406/49 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 01/04/2021
Property Type: Apartment