

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

111 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,242,500

Property Type House

Suburb Preston

Period - From 01/01/2024

to 31/03/2024

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	305 Gilbert Rd PRESTON 3072	\$1,320,000	04/05/2024
2	52 Gilbert Rd PRESTON 3072	\$1,293,000	04/05/2024
3	345 Gilbert Rd PRESTON 3072	\$1,120,000	29/04/2024

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:

02/07/2024 15:55



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2024: \$1,242,500

Comparable Properties



305 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 641 sqm approx



52 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$1,293,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 502 sqm approx

345 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$1,120,000
Method: Private Sale
Date: 29/04/2024
Property Type: House (Res)

Account - Barry Plant | P: 03 94605066 | F: 03 94605100