

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

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

Median sale price

Median price \$785,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/10/2023 18:37



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)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 19/09/2023
Property Type: Townhouse (Single)



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

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 24/07/2023
Property Type: Townhouse (Single)
Land Size: 143 sqm approx



2/166 Raglan St PRESTON 3072 (REI)

Agent Comments



Price: \$719,000
Method: Auction Sale
Date: 04/08/2023
Rooms: 3
Property Type: Townhouse (Res)

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