

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

17 Gordon Grove, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Preston

Period - From 01/04/2023 to 30/06/2023 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	7 Wilcox St PRESTON 3072	\$1,175,000	20/05/2023
2	2 Watson St PRESTON 3072	\$1,150,000	24/04/2023
3	111 Wood St PRESTON 3072	\$1,050,000	20/07/2023

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:

09/08/2023 17:03



 3  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 284 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2023: \$1,180,000

Comparable Properties



7 Wilcox St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,175,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 397 sqm approx



2 Watson St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,150,000
Method: Private Sale
Date: 24/04/2023
Property Type: House
Land Size: 472 sqm approx



111 Wood St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Sold Before Auction
Date: 20/07/2023
Property Type: House (Res)
Land Size: 527 sqm approx

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