

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

185 Gilbert Road, 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 \$1,220,000 Property Type House Suburb Preston

Period - From 01/10/2023 to 31/12/2023 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	9 Flett St PRESTON 3072	\$1,070,000	18/11/2023
2	26 Matlock St PRESTON 3072	\$1,056,000	25/11/2023
3	31 Bruce St PRESTON 3072	\$1,050,000	23/11/2023

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:

12/02/2024 19:06

185 Gilbert Road, Preston Vic 3072

Edmond Leung
0480 221 889
edmond.leung@belleproperty.com



 3  1  1

Rooms: 4
Property Type: House (Res)
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2023: \$1,220,000

Comparable Properties



9 Flett St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,070,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 296 sqm approx



26 Matlock St PRESTON 3072 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,056,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 540 sqm approx



31 Bruce St PRESTON 3072 (REI)

Agent Comments

 7  3  2

Price: \$1,050,000
Method: Private Sale
Date: 23/11/2023
Property Type: House

Account - Belle Property Doncaster East | P: 0391258568



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