

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

2/591 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$613,000 Property Type Unit Suburb Preston

Period - From 01/04/2023 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	36/104 St Georges Rd PRESTON 3072	\$440,000	30/11/2023
2	13/383 Gilbert Rd PRESTON 3072	\$435,000	23/12/2023
3	5/591 Gilbert Rd PRESTON 3072	\$400,000	11/12/2023

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:

17/04/2024 15:43

2/591 Gilbert Road, Preston Vic 3072



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending March 2024: \$613,000

Comparable Properties



36/104 St Georges Rd PRESTON 3072 (REI/VG) Agent Comments



Price: \$440,000

Method: Expression of Interest

Date: 30/11/2023

Property Type: Apartment



13/383 Gilbert Rd PRESTON 3072 (REI/VG) Agent Comments



Price: \$435,000

Method: Private Sale

Date: 23/12/2023

Property Type: Apartment



5/591 Gilbert Rd PRESTON 3072 (REI/VG) Agent Comments



Price: \$400,000

Method: Private Sale

Date: 11/12/2023

Property Type: Apartment

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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