

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

254 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	2 West St PRESTON 3072	\$1,325,000	26/02/2024
2	155 Ballantyne St THORNBURY 3071	\$1,315,000	14/04/2024
3	111 Barrow St COBURG 3058	\$1,210,000	11/05/2024

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:

21/06/2024 14:03



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Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 March quarter 2024: \$1,242,500

Comparable Properties



2 West St PRESTON 3072 (REI)

Agent Comments

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Price: \$1,325,000
Method: Private Sale
Date: 26/02/2024
Property Type: House



155 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,315,000
Method: Private Sale
Date: 14/04/2024
Property Type: House
Land Size: 664 sqm approx



111 Barrow St COBURG 3058 (REI)

Agent Comments

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Price: \$1,210,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888