

# 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 52 Gilbert Road, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,140,000 & \$1,230,000

### 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	34 Leicester St PRESTON 3072	\$1,260,000	02/03/2024
2	94 Smith St THORNBURY 3071	\$1,137,000	13/12/2023
3	40 Austral Av PRESTON 3072	\$1,110,000	12/02/2024

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: 15/03/2024 11:59

52 Gilbert Road, Preston Vic 3072



 3  - 

**Property Type:** House (Res)

**Land Size:** 502 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$1,140,000 - \$1,230,000  
**Median House Price**  
December quarter 2023: \$1,220,000

## Comparable Properties



**34 Leicester St PRESTON 3072 (REI)**

**Agent Comments**

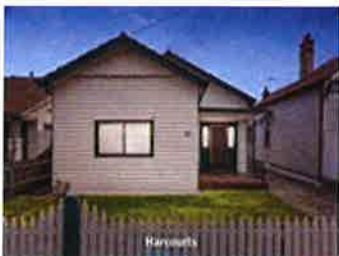
 3  1  2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)



**94 Smith St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,137,000

**Method:** Auction Sale

**Date:** 13/12/2023

**Property Type:** House (Res)

**Land Size:** 425 sqm approx



**40 Austral Av PRESTON 3072 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$1,110,000

**Method:** Sold Before Auction

**Date:** 12/02/2024

**Property Type:** House (Res)

**Land Size:** 427 sqm approx

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



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