



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**1/119 Keon St THORBURY 3071 (REI)**

**Agent Comments**

**Rooms:** 2 **Property Type:** 1 **Agent Comments:** 1

**Price:** \$468,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 3

**Property Type:** Apartment



**1/591-593 Gilbert Rd PRESTON 3072 (REI)**

**Agent Comments**

**Rooms:** 2 **Property Type:** 1 **Agent Comments:** 1

**Price:** \$447,500

**Method:** Auction Sale

**Date:** 01/07/2017

**Rooms:** 3

**Property Type:** Apartment



**6/383 Gilbert Rd PRESTON 3072 (REI)**

**Agent Comments**

**Rooms:** 2 **Property Type:** 1 **Agent Comments:** 1

**Price:** \$436,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** Apartment

**Apartment on Ground Floor**

## 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

201/14-18 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 \$450,000

&amp;

\$495,000

## Median sale price

Median price \$500,000

Unit X

Suburb Preston

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/119 Keon St THORNBURY 3071	\$468,000	08/07/2017
1/591-593 Gilbert Rd PRESTON 3072	\$447,500	01/07/2017
6/383 Gilbert Rd PRESTON 3072	\$436,000	18/03/2017