hockingstuart

Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** Year ending March 2017: \$500,000





Comparable Properties



1/119 Keon St THORNBURY 3071 (REI)

Price: \$468,000 Method: Auction Sale Date: 08/07/2017

Rooms: 3

Property Type: Apartment

Agent Comments



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



Price: \$447,500 Method: Auction Sale Date: 01/07/2017

Rooms: 3

Property Type: Apartment

Agent Comments



6/383 Gilbert Rd PRESTON 3072 (REI)

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Price: \$436,000 Method: Auction Sale Date: 18/03/2017 Rooms: -

Property Type: Apartment

Agent Comments

Apartment on Ground Floor

Account - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	<pre>/ offered</pre>	for s	ale
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Address	201/14-18 Gilbert Road, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between \$450,000	&	\$495,000
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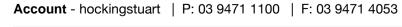
Median sale price

Median price	\$500,000		Unit X	Su	ıburb	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







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