

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



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median House Price
June quarter 2017: \$1,010,000

Comparable Properties



4 Devon St PRESTON 3072 (REI)

Agent Comments



Price: \$1,045,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)



24 Carthew Gr PRESTON 3072 (REI)

Agent Comments



Price: \$1,024,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)



34 Showers St PRESTON 3072 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)

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

122 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Range between

\$1,000,000

&

\$1,050,000

Median sale price

Median price

\$1,010,000

House

X

Suburb

Preston

Period - From

01/04/2017

to

30/06/2017

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
4 Devon St PRESTON 3072	\$1,045,000	08/04/2017
24 Carthew Gr PRESTON 3072	\$1,024,000	25/03/2017
34 Showers St PRESTON 3072	\$970,000	03/06/2017