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	165 Gilbert Road, Preston Vic 3072

Indicative selling price

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

Single price: $1,100,000

Median sale price

Median price: $1,162,500 Property Type: House Suburb: Preston

Period - From: 01/07/2024 to: 30/09/2024 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		
3		

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: 18/11/2024 11:02

165 Gilbert Road, Preston Vic 3072

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3 2 1

Property Type: House (Res)
Land Size: 202 sqm approx

Indicative Selling Price
$1,100,000
Median House Price
September quarter 2024: $1,162,500

Agent Comments

Chic and unique, this three bedroom, two bathroom plus study home exemplifies a beautiful blend of character and contemporary style. Kitchen/meals/living to big deck, garden and OSP.

Comparable Properties

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.

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