

## 6/229 Gilbert Road, Preston Vic 3072



**2 Bed 2 Bath 1 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$885,000  
**Median House Price**  
 Year ending June 2019: \$922,000

## Comparable Properties

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**2/229 Gilbert Road, Preston (REI)**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Agent Comments:** Unit 2 in same development

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**6B Erin Street, Preston (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$925,000  
**Method:** Sold Before Auction  
**Date:** 14/09/2019  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Well maintained townhouse, one of a pair.

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**10 Power Street, Preston (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$851,000  
**Method:** Sold Before Auction  
**Date:** 15/08/2019  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Brand new townhouse.

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## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

6/229 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)

Single Price \$885,000

#### Median sale price

Median price \$922,000 House  Suburb Preston

Period - From 1/07/2018 to 30/06/2019 Source REIV

#### Comparable property sales

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
2/229 Gilbert Road, PRESTON 3072	\$875,000	14/09/2019
6b Erin Street, PRESTON 3072	\$925,000	14/09/2019
10 Power Street, PRESTON 3072	\$851,000	15/08/2019

This Statement of Information was prepared on:

11/11/2019