

**2/229 Gilbert Road, Preston Vic 3072**



**2 Bed 2 Bath 1 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 Year ending June 2019: \$922,000

Comparable Properties

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**9b Haig Street, Reservoir 3073 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 17/06/2019  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Newly built townhouse with own street frontage.

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**1d Mary Street, Preston 3072 (REI/VG)**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Compact townhouse over 3 levels.

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**5/25-27 Jacka Street, Preston 3072 (REI)**  
**3 Bed 1 Bath 1 Car**  
**Price:** \$784,000  
**Method:** Auction Sale  
**Date:** 1/06/2019  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Well maintained 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

2/229 Gilbert Road, Preston Vic 3072
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### 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
9b Haig Street, RESERVOIR 3073	\$840,000	17/06/2019
1d Mary Street, PRESTON 3072	\$810,000	30/03/2019
5/25-27 Jacka Street, PRESTON 3072	\$784,000	1/06/2019