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	2/539 GILBERT ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$650,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 May 2021	to	30 Apr 2022	Source	Corelogic

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 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
1/539 GILBERT ROAD PRESTON VIC 3072	$700,000	09-Dec-21
4/480 GILBERT ROAD PRESTON VIC 3072	$715,000	07-Apr-21
2/397 MURRAY ROAD PRESTON VIC 3072	$675,000	12-May-21

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 6 months.~~

This Statement of Information was prepared on: 15 May 2022

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1/539 GILBERT ROAD PRESTON VIC 3072

2 2 1

Sold Price **$700,000** Sold Date **09-Dec-21**

Distance **0.01km**



4/480 GILBERT ROAD PRESTON VIC 3072

2 2 1

Sold Price **$715,000** Sold Date **07-Apr-21**

Distance **0.11km**



2/397 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price **$675,000** Sold Date **12-May-21**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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