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	4/539 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~~		or range between	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,750	Property type	Unit	Suburb	Preston
Period-from	01 Jun 2021	to	31 May 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.

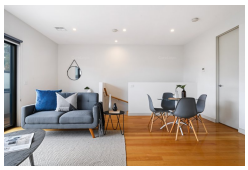
Address of comparable property	Price	Date of sale
2/539 GILBERT ROAD PRESTON VIC 3072	$650,000	-
2/555 GILBERT ROAD PRESTON VIC 3072	$590,000	24-Mar-22
4/8 FETTLING STREET PRESTON VIC 3072	$661,999	12-Mar-22

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: 19 June 2022

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2/539 GILBERT ROAD PRESTON VIC 3072

2 2 1

Sold Price **$650,000** Sold Date **-**

Distance **-**



2/555 GILBERT ROAD PRESTON VIC 3072

2 1 1

Sold Price **$590,000** Sold Date **24-Mar-22**

Distance **0.15km**



4/8 FETTLING STREET PRESTON VIC 3072

2 1 1

Sold Price **$661,999** Sold Date **12-Mar-22**

Distance **0.5km**

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

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