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	3/539 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,000	Property type	Unit	Suburb	Preston
Period-from	01 May 2022	to	30 Apr 2023	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
8/397 MURRAY ROAD PRESTON VIC 3072	$628,000	24-Jan-23
25 GENOA AVENUE RESERVOIR VIC 3073	$650,000	06-May-23
5/747 BELL STREET PRESTON VIC 3072	$642,000	16-Feb-23

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: 12 May 2023

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8/397 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price **$628,000** Sold Date **24-Jan-23**

Distance **0.66km**



25 GENOA AVENUE RESERVOIR VIC 3073

2 1 2

Sold Price RS **$650,000** Sold Date **06-May-23**

Distance **2.99km**



5/747 BELL STREET PRESTON VIC 3072

2 1 1

Sold Price RS **$642,000** Sold Date **16-Feb-23**

Distance **1.47km**

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

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