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	4/226 GOWER STREET 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	$630,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Preston
Period-from	01 Aug 2022	to	31 Jul 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
3/539 GILBERT ROAD PRESTON VIC 3072	$640,000	03-Aug-23
2/640 BELL STREET PRESTON VIC 3072	$630,000	20-May-23
3/22 AMBON STREET PRESTON VIC 3072	$620,000	01-Jun-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: 18 August 2023

Joe Ledda
P 9471 1100
M 0418176858
E jledda@hockingstuart.com.au



3/539 GILBERT ROAD PRESTON VIC 3072

2 2 1

Sold Price RS $640,000 Sold Date 03-Aug-23

Distance 1.92km

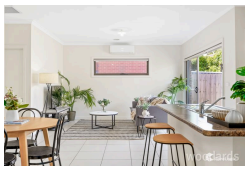


2/640 BELL STREET PRESTON VIC 3072

2 2 1

Sold Price $630,000 Sold Date 20-May-23

Distance 1.86km



3/22 AMBON STREET PRESTON VIC 3072

2 1 1

Sold Price RS $620,000 Sold Date 01-Jun-23

Distance 1.79km

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

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