Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	47 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	$*1,199,000	or range between	$*	&	

Median sale price

(*Delete house or unit as applicable)

Median price	$1,010,000	*House	X	*Unit		Suburb	PRESTON
Period - From	19/8/2017	to	19/2/2018			Source	Core Logic

Comparable property sales

A* 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
	1. 8 South Street, Preston	$1,205,000	2/12/2017
	2. 57 Carlisle Street, Preston	$ 1,185,000	17/12/2017
	3. 51 Robeson Street, Preston	$ 1,155,000	20/12/2017