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	5/539 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,500	Property type	Unit	Suburb	Preston
Period-from	01 Nov 2023	to	31 Oct 2024	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
1/578 BELL STREET PRESTON VIC 3072	$545,000	16-Aug-24
6/52 SHOWERS STREET PRESTON VIC 3072	$570,000	29-Aug-24
151J ALBERT STREET PRESTON VIC 3072	$560,000	07-Sep-24

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: 08 November 2024

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1/578 BELL STREET PRESTON VIC 3072

2 1 1

Sold Price **$545,000** Sold Date **16-Aug-24**

Distance **1.31km**



6/52 SHOWERS STREET PRESTON VIC 3072

2 1 -

Sold Price **$570,000** Sold Date **29-Aug-24**

Distance **1.87km**



151J ALBERT STREET PRESTON VIC 3072

2 1 1

Sold Price **$560,000** Sold Date **07-Sep-24**

Distance **2.97km**

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

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