

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

4/595 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Dec 2021

to

30 Nov 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

13/36 BENAMBRA STREET PRESTON VIC 3072	\$425,000	09-Nov-22
1/763 HIGH STREET RESERVOIR VIC 3073	\$412,500	05-Oct-22
47/104 ST GEORGES ROAD PRESTON VIC 3072	\$475,000	19-Oct-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: 12 December 2022


**13/36 BENAMBRA STREET
PRESTON VIC 3072**

 2
  1
  1

Sold Price

^{RS}
\$425,000

Sold Date

09-Nov-22

Distance

0.55km

**1/763 HIGH STREET RESERVOIR
VIC 3073**

 2
  1
  1

Sold Price

\$412,500

Sold Date

05-Oct-22

Distance

1.23km

**47/104 ST GEORGES ROAD
PRESTON VIC 3072**

 2
  1
  1

Sold Price

\$475,000

Sold Date

19-Oct-22

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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