

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

4/439 Gilbert Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$820,000

Median sale price

Median price \$761,500 Property Type Townhouse Suburb Preston

Period - From 07/02/2023 to 06/02/2024 Source REIV

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 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	23 Mornane St PRESTON 3072	\$820,000	20/11/2023
2	3/16 Swallow St PRESTON 3072	\$810,000	19/08/2023
3			

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 six months.

This Statement of Information was prepared on:

07/02/2024 15:59

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Indicative Selling Price

\$780,000 - \$820,000

Median Townhouse Price

07/02/2023 - 06/02/2024: \$761,500



 3  1  1

Property Type:

Agent Comments

Comparable Properties



23 Mornane St PRESTON 3072 (REI)

 2  2  2

Agent Comments

Townhouse

Price: \$820,000

Method:

Date: 20/11/2023

Property Type: House



3/16 Swallow St PRESTON 3072 (REI)

 3  2  1

Agent Comments

Price: \$810,000

Method:

Date: 19/08/2023

Property Type: Townhouse (Single)

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 six months.

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