

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

5/383 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2023

to

31 Jan 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

3/122 HIGH STREET PRESTON VIC 3072	\$450,000	27-Oct-23
111/356 BELL STREET PRESTON VIC 3072	\$465,000	29-Dec-23
31/122 HIGH STREET PRESTON VIC 3072	\$500,000	15-Nov-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: 13 February 2024



3/122 HIGH STREET PRESTON VIC 3072

Sold Price

\$450,000

Sold Date

27-Oct-23

 2  2  1

Distance

1.6km



111/356 BELL STREET PRESTON VIC 3072

Sold Price

^{RS} **\$465,000**

Sold Date

29-Dec-23

 2  2  1

Distance

1.26km



31/122 HIGH STREET PRESTON VIC 3072

Sold Price

\$500,000

Sold Date

15-Nov-23

 2  2  1

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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