

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

2/338 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2021

to

31 Jan 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

2/1 McDonald Street Preston VIC 3072	\$750,000	05-Nov-21
4/407 Murray Road Preston VIC 3072	\$635,000	17-Jul-21
2/427-431 Murray Road Preston VIC 3072	\$695,000	19-Feb-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: 24 February 2022

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2/1 McDonald Street Preston VIC 3072

2 1 1

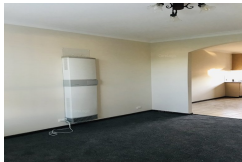
Sold Price

\$750,000

Sold Date

05-Nov-21

Distance

0.11km

4/407 Murray Road Preston VIC 3072

2 1 1

Sold Price

\$635,000

Sold Date

17-Jul-21

Distance

0.18km

2/427-431 Murray Road Preston VIC 3072

2 1 1

Sold Price

^{RS} **\$695,000**

Sold Date

19-Feb-22

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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