

# 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

38C Regent Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$660,000

Property Type Unit

Suburb Preston

Period - From 01/04/2022

to 30/06/2022

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	5/704 Gilbert Rd RESERVOIR 3073	\$550,000	02/07/2022
2	4/704 Gilbert Rd RESERVOIR 3073	\$545,000	22/07/2022
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:

22/08/2022 15:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
June quarter 2022: \$660,000

## Comparable Properties



**5/704 Gilbert Rd RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 02/07/2022  
**Property Type:** Townhouse (Res)



**4/704 Gilbert Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 22/07/2022  
**Property Type:** Townhouse (Res)

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.