

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

3/537 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Preston

Period-from

01 Feb 2024

to

31 Jan 2025

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

7/480 GILBERT ROAD PRESTON VIC 3072	\$680,000	21-Oct-24
15/397 MURRAY ROAD PRESTON VIC 3072	\$725,000	19-Oct-24
3/111 REGENT STREET PRESTON VIC 3072	\$725,000	09-Nov-24

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.~~

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7/480 GILBERT ROAD PRESTON VIC 3072

2 2 1

Sold Price

\$680,000

Sold Date

21-Oct-24

Distance

0.09km



15/397 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price

\$725,000

Sold Date

19-Oct-24

Distance

0.64km



3/111 REGENT STREET PRESTON VIC 3072

2 2 1

Sold Price

Sold Date

09-Nov-24

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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