

## 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

7/480 Gilbert Road Preston VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/25 Dunstan Street Preston VIC 3072	-	23-Oct-14
2/25 Dunstan Street Preston VIC 3072	\$735,000	02-Feb-21
25 Tasman Street Preston VIC 3072	\$772,500	19-Dec-20

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: 08 July 2021

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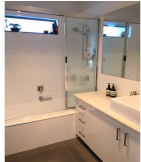
**1/25 Dunstan Street Preston VIC 3072**

2 1 1

Sold Price

- Sold Date **23-Oct-14**

Distance **0.35km**



**2/25 Dunstan Street Preston VIC 3072**

2 1 1

Sold Price

**\$735,000** Sold Date **02-Feb-21**

Distance **0.35km**



**25 Tasman Street Preston VIC 3072**

2 2 1

Sold Price

**\$772,500** Sold Date **19-Dec-20**

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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