

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 469-471 Gilbert Road, Preston, VIC 3072

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Two Bedroom Townhouses	\$*	Or range between	\$695,000	&	\$765,000
Three Bedroom Townhouses	\$779,000	Or range between	\$	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$590,000	Suburb	Preston
Period - From	1/10/2017	To	30/09/2018
		Source	REIV

## Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

	Address of comparable unit	Price	Date of sale
Two Bedroom Townhouses	1 5/2 Swift St PRESTON 3072 VIC	\$686,000	25/10/2018
	2 2/16 Swallow Street Preston	\$709,000	13/10/2018
	3 1/107 Plenty Rd, Preston	\$725,000	27/09/2018

### Unit type or class

	Address of comparable unit	Price	Date of sale
Three Bedroom Townhouses	1 9/1 Manna Gum Court, Coburg	\$750,000	22/09/2018
	2 133C Bruce St Preston	\$775,000	07/08/2018
	3 21/129 Harding Street, Coburg	\$795,000	25/06/2018