

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 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/ underquoting (*Delete single price or range as applicable)

Unit type or class

	Single price		Lower price	&	Higher price
Three Bedroom Townhouse 2	\$869,000	Or range between			
Two Bedroom plus study Townhouse 8	\$759,000	Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$600,000	Suburb	Preston		
Period - From	1/07/2019	To	30/06/2020	Source	REIV

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: **20/08/2020**