

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

2/22 Oak Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$630,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Preston

Period - From 01/07/2023

to

30/06/2024

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	2/23 Home St RESERVOIR 3073	\$612,000	10/08/2024
2	2/199 Oriel Rd HEIDELBERG WEST 3081	\$605,000	15/07/2024
3	3/11 Chaleyer St RESERVOIR 3073	\$600,000	19/04/2024

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:

13/08/2024 10:33



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
Year ending June 2024: \$630,000

Comparable Properties



2/23 Home St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$612,000
Method: Auction Sale
Date: 10/08/2024
Rooms: 4
Property Type: Unit



2/199 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 15/07/2024
Property Type: Unit



3/11 Chaleyer St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 19/04/2024
Property Type: Unit
Land Size: 179 sqm approx