

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

23 Cooper Street, Preston Vic 3072

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Preston

Period - From 23/04/2023 to 22/04/2024 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	1/32 Kitchener Gr PRESTON 3072	\$1,000,000	20/03/2024
2	10 Livingstone Pde PRESTON 3072	\$1,050,000	20/04/2024
3	2/32 Kitchener Gr PRESTON 3072	\$1,070,000	16/03/2024

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:

23/04/2024 17:24



Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

23/04/2023 - 22/04/2024: \$1,185,000

Comparable Properties



1/32 Kitchener Gr PRESTON 3072 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 20/03/2024

Property Type: Unit



10 Livingstone Pde PRESTON 3072 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 405 sqm approx



2/32 Kitchener Gr PRESTON 3072 (REI)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit

Land Size: 213 sqm approx