

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

2/58 MAY STREET 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)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/7 HAIG STREET RESERVOIR VIC 3073	\$732,000	16-Oct-24
2/24 KINGSLEY ROAD RESERVOIR VIC 3073	\$805,000	29-Apr-24
5/48 COOPER STREET PRESTON VIC 3072	\$725,000	19-May-24

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: 22 October 2024



2/7 HAIG STREET RESERVOIR VIC 3073

Sold Price

^{RS} **\$732,000**

Sold Date

16-Oct-24

2 1 1

Distance

0.49km



2/24 KINGSLEY ROAD RESERVOIR VIC 3073

Sold Price

\$805,000

Sold Date

29-Apr-24

2 1 1

Distance

1.35km



5/48 COOPER STREET PRESTON VIC 3072

Sold Price

\$725,000

Sold Date

19-May-24

2 1 1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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