

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

\$627,500

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2024

to

31 Dec 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
2/18 BELMONT STREET PRESTON VIC 3072	\$748,000	13-Sep-24
3/35 ELIZABETH STREET COBURG VIC 3058	\$740,000	06-Sep-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: 08 January 2025



2/7 HAIG STREET RESERVOIR VIC 3073

2 1 1

Sold Price

\$732,000

Sold Date

16-Oct-24

Distance

0.49km



2/18 BELMONT STREET PRESTON VIC 3072

2 1 2

Sold Price

\$748,000

Sold Date

13-Sep-24

Distance

0.94km



3/35 ELIZABETH STREET COBURG VIC 3058

2 1 2

Sold Price

\$740,000

Sold Date

06-Sep-24

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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