

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

8/30-32 LYONSVILLE AVENUE 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

\$705,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2023

to

31 Oct 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

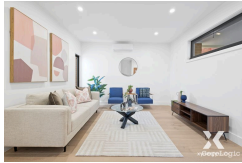
Date of sale

3/115 ALBERT STREET PRESTON VIC 3072	\$670,000	09-Jul-24
4/90 WOOD STREET PRESTON VIC 3072	\$670,000	20-Sep-24
126A GOWER STREET PRESTON VIC 3072	\$660,000	27-Mar-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: 02 November 2024



**3/115 ALBERT STREET PRESTON
VIC 3072**

2 3 1

Sold Price

\$670,000

Sold Date

09-Jul-24

Distance

0.18km



4/90 WOOD STREET PRESTON VIC 3072

2 2 1

Sold Price

Sold Date

20-Sep-24

Distance

0.39km



**126A GOWER STREET PRESTON
VIC 3072**

2 2 1

Sold Price

\$660,000

Sold Date

27-Mar-24

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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