

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 Cynga Street, Preston Vic 3072

Indicative selling price

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

Single price

\$729,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

Preston

Period - From

01/07/2020

to

30/09/2020

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	2/24 Ovando St, Preston, Vic 3072, Australia	\$762,000	27/10/2020
2	21 Mccomas St RESERVOIR 3073	\$702,000	20/10/2020
3	301/531-533 High St PRESTON 3072	\$700,000	30/06/2020

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:

16/11/2020 10:17

2/22 Cynga Street, Preston Vic 3072

LOVE & CO

George Theocharis

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Indicative Selling Price

\$729,000

Median Unit Price

September quarter 2020: \$592,500



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties

2/24 Ovando St, Preston, Vic 3072, Australia
(REI)

Agent Comments

3 1 2

Price: \$762,000

Method:

Date: 27/10/2020

Property Type: House

21 Mccomas St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$702,000

Method: Auction Sale

Date: 20/10/2020

Property Type: House (Res)



301/531-533 High St PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$700,000

Method: Private Sale

Date: 30/06/2020

Property Type: Apartment

Account - Love & Co



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.