

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

GROUND FLOOR/11A KALLISTA COURT 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2022

to

31 Jul 2023

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 KALLISTA COURT PRESTON VIC 3072	\$812,000	24-Apr-23
4/10 LYONSVILLE AVENUE PRESTON VIC 3072	\$826,000	28-Mar-23
1/41 ALBERT STREET PRESTON VIC 3072	\$740,000	25-May-23

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: 23 August 2023

**2 KALLISTA COURT PRESTON VIC 3072**

Sold Price

\$812,000

Sold Date

24-Apr-23

3

1

2

Distance

0.07km**4/10 LYONSVILLE AVENUE PRESTON VIC 3072**

Sold Price

\$826,000

Sold Date

28-Mar-23

3

2

1

Distance

0.16km**1/41 ALBERT STREET PRESTON VIC 3072**

Sold Price

\$740,000

Sold Date

25-May-23

3

2

2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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