

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

3/26 OVANDO STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2023

to

30 Jun 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
2/25 CYNGA STREET PRESTON VIC 3072	\$658,000	18-May-24
3/15 CYNGA STREET PRESTON VIC 3072	\$749,000	16-May-23
2/3 LOVELACE STREET PRESTON VIC 3072	\$720,000	06-Apr-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.

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[consumer.vic.gov.au](https://consumer.vic.gov.au)



# CoreLogic

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2/25 CYNGA STREET PRESTON VIC Sold Price <sup>RS</sup> **\$658,000** Sold Date **18-May-24**  
Distance **0.04km**

2 2 1



3/15 CYNGA STREET PRESTON VIC Sold Price **\$749,000** Sold Date **16-May-23**  
Distance **0.18km**

2 2 1



2/3 LOVELACE STREET PRESTON VIC Sold Price **\$720,000** Sold Date **06-Apr-23**  
Distance **0.2km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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