

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

22 Livingstone Parade, Preston Vic 3072

Indicative selling price

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

Range between

\$1,100,000

&

\$1,140,000

Median sale price

Median price

\$1,162,500

Property Type

House

Suburb

Preston

Period - From

01/07/2024

to

30/09/2024

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	4 Oakhill Av RESERVOIR 3073	\$1,180,000	01/11/2024
2	31 David St PRESTON 3072	\$1,072,000	26/10/2024
3	46 William St PRESTON 3072	\$1,100,000	02/09/2024

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:

14/11/2024 09:21

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Indicative Selling Price

\$1,100,000 - \$1,140,000

Median House Price

September quarter 2024: \$1,162,500



2 1

Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



4 Oakhill Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Private Sale

Date: 01/11/2024

Property Type: House

Land Size: 658 sqm approx



31 David St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$1,072,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 491 sqm approx



46 William St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 02/09/2024

Property Type: House (Res)

Account - Love & Co



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