

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 Olver Street 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Other

Suburb

Preston

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/2 Olver Street Preston VIC 3072	\$735,000	15-Jan-21
3/2 Olver Street Preston VIC 3072	\$735,000	14-Feb-21
1/4 Stanworth Court Preston VIC 3072	\$770,000	18-Dec-20

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: 04 March 2021



2/2 Olver Street Preston VIC 3072

Sold Price

^{RS} \$735,000

Sold Date

15-Jan-21

 2  1  1

Distance

0.01km



3/2 Olver Street Preston VIC 3072

Sold Price

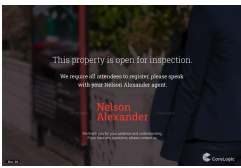
Sold Date

14-Feb-21

 2  1  1

Distance

0.02km



1/4 Stanworth Court Preston VIC 3072

Sold Price

^{RS} \$770,000 ^{UN}

Sold Date

18-Dec-20

 2  1  2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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