# Statement of Information Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

# Unit offered for sale

Address Including suburb and postcode

Address 18 Oakover Road, Preston Vic 3072

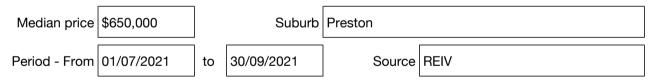
## Indicative selling price

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

<b>Unit type or class</b> e.g. One bedroom units	Single price	_	Lower price		Higher price
Type 1	\$995,000	Or range between		&	
Type 2	\$1,130,000	Or range between		&	
Туре 3	\$1,330,000	Or range between		&	
Туре 4	\$1,480,000	Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

## Suburb unit median sale price





# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

# Unit type or class

e.g. One bedroom units	Address of comparable unit	Pric	e Da	ate of sale
	2/9 Albert St PRESTON 3072		\$995,000	23/10/2021
Type 1	7b Carlisle St, Preston, Vic 3072, Australia		985000.0000	26/06/2021

### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale
	28 Mount St PRESTON 3072	\$1,125,000	30/10/2021
Туре 2			

### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1/9 Cormac St PRESTON 3072	\$1,375,000	02/10/2021
Туре 3	6/15 Osborne Gr PRESTON 3072	\$1,355,000	13/07/2021

### Unit type or class

e.g. One bedroom

units	Address of comparable unit	Price	Date of sale
Туре 4			

#### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

18/11/2021 10:26

