

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 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)

Unit type or class 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		&	
Type 3	\$1,330,000	Or range between		&	
Type 4	\$1,480,000	Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$650,000

Suburb Preston

Period - From 01/07/2021

to 30/09/2021

Source REIV

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	Price	Date of sale
Type 1	2/9 Albert St PRESTON 3072	\$995,000	23/10/2021
	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
Type 2	28 Mount St PRESTON 3072	\$1,125,000	30/10/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type 3	1/9 Cormac St PRESTON 3072	\$1,375,000	02/10/2021
	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
Type 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