

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 19

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 (*Delete single price or range as applicable)

Single-Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 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
2/78 JENSEN ROAD PRESTON VIC 3072	\$730,000	10-Nov-23
14/223-227 GOWER STREET PRESTON VIC 3072	\$735,000	20-Oct-23
2/15 CYNGA STREET PRESTON VIC 3072	\$749,000	10-Nov-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.~~

This Statement of Information was prepared on: 09 April 20

CoreLogic

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2/78 JENSEN ROAD PRESTON VIC 3072 Sold Price **\$730,000** Sold Date **10-Nov**

2 1 -

Distance **1.0k**

- Preston Premier Modern 2 / 3 bedroom townhouse, surrounded by schools, University, Shopping Centre
- Spacious Contemporary 2 / 3 bedroom townhouse with bright and sleek interior design
- All with three-bedroom and adequate living space
- 10 mins walk to Preston Town Square Busstop (5 mins walk to the station)
- 15 mins walk to Preston South Primary School
- 7 mins walk to Preston High School
- 10 mins drive to La Trobe University
- 1 mins walk to Preston Hub
- 5 mins drive to Northern Shopping Centre

14/223-227 GOWER STREET PRESTON VIC 3072 Sold Price **\$735,000** Sold Date **20-Oct**

2 1 1

Distance **1.0k**



2/15 CYNGA STREET PRESTON VIC 3072 Sold Price **\$749,000** Sold Date **10-Nov**

2 2 -

Distance **0.1k**

RS = Recent sale

UN = Undisclosed Sale