

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

7 Kallista Court, Preston Vic 3072

Indicative selling price

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

Range between

\$740,000

&

\$790,000

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	98 Blake St RESERVOIR 3073	\$685,000	14/09/2024
2	133 Wood St PRESTON 3072	\$815,000	24/08/2024
3	224 Albert St RESERVOIR 3073	\$717,500	12/08/2024

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:

20/11/2024 16:28



Property Type: House

Land Size: 526 sqm approx

Agent Comments

Comparable Properties



98 Blake St RESERVOIR 3073 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)



133 Wood St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$815,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 209 sqm approx



224 Albert St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$717,500

Method: Auction Sale

Date: 12/08/2024

Property Type: House (Res)

Land Size: 715 sqm approx