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	22 Bingo Street, Preston Vic 3072

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $557,000 Property Type Unit Suburb Preston

Period - From 01/10/2024 to 31/12/2024 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	110 Speight St THORNBURY 3071	$1,200,000	30/11/2024
2	1A Alston St THORNBURY 3071	$1,090,000	05/10/2024
3	3/20 Bailey Av PRESTON 3072	$1,001,000	01/10/2024

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: 22/01/2025 09:52

22 Bingo Street, Preston Vic 3072

Nigel Harry
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3 2 2

Property Type: Townhouse
Land Size: 266 sqm approx

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
December quarter 2024: $557,000

Agent Comments

Modern and spacious, this classy three bedroom, two bathroom townhouse offers inviting kitchen/living/dining, entertaining deck, ensuite, garage, split systems, alarm and video intercom.

Comparable Properties



110 Speight St THORNBURY 3071 (REI)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments



1A Alston St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,090,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)
Land Size: 176 sqm approx

Agent Comments



3/20 Bailey Av PRESTON 3072 (REI/VG)

3 2 2

Price: $1,001,000
Method: Sold Before Auction
Date: 01/10/2024
Property Type: Townhouse (Res)

Agent Comments

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