

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

301/204 HIGH 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2021

to

31 Mar 2022

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

| | | |
|------------------------------------|-----------|-----------|
| 607/9 HIGH STREET PRESTON VIC 3072 | \$395,500 | 18-Mar-22 |
| 614/2 PLENTY ROAD PRESTON VIC 3072 | \$350,000 | 15-Dec-21 |
| 304/1 HIGH STREET PRESTON VIC 3072 | \$380,000 | 04-Dec-21 |

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: 05 April 2022

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607/9 HIGH STREET PRESTON VIC 3072

Sold Price

^{RS}

\$395,500

Sold Date

18-Mar-22

 1  1  1

Distance

0.81km



614/2 PLENTY ROAD PRESTON VIC 3072

Sold Price

\$350,000

Sold Date

15-Dec-21

 1  1  1

Distance

0.82km



304/1 HIGH STREET PRESTON VIC 3072

Sold Price

\$380,000

Sold Date

04-Dec-21

 1  1  1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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