

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

210/43 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2023

to

31 Oct 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

205/43 HIGH STREET PRESTON VIC 3072	\$386,000	20-Sep-24
412/35 PLENTY ROAD PRESTON VIC 3072	\$371,000	28-Oct-24
503/9 HIGH STREET PRESTON VIC 3072	\$379,000	12-Apr-24

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: 01 November 2024

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**205/43 HIGH STREET PRESTON
VIC 3072**

1 1 1

Sold Price

^{RS}

\$386,000

Sold Date

20-Sep-24

Distance

0.02km



**412/35 PLENTY ROAD PRESTON
VIC 3072**

1 1 1

Sold Price

^{RS}

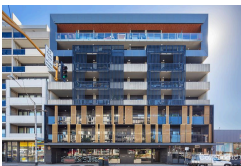
\$371,000

Sold Date

28-Oct-24

Distance

0.12km



**503/9 HIGH STREET PRESTON VIC
3072**

1 1 -

Sold Price

\$379,000

Sold Date

12-Apr-24

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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