

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

502/54 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,500

Property type

Unit

Suburb

Preston

Period-from

01 May 2019

to

30 Apr 2020

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

48/93-103 High Street Preston VIC 3072	\$515,000	29-Oct-19
204/18 Gilbert Road Preston VIC 3072	\$501,000	01-Nov-19

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.

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48/93-103 High Street Preston VIC 3072

Sold Price

\$515,000

Sold Date

29-Oct-19

 2

 1

 1

Distance

0.14km



204/18 Gilbert Road Preston VIC 3072

Sold Price

\$501,000

Sold Date

01-Nov-19

 2

 1

 1

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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