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	77/93 High Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Single price \$500,000

Median sale price

Median price	\$489,000	Pro	perty Type	Unit		Suburb	Preston
Period - From	26/08/2023	to	25/08/2024		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

Add	dress of comparable property	Price	Date of sale
1	71/93-103 High St PRESTON 3072	\$520,000	01/05/2024
2	88/93 High St PRESTON 3072	\$501,000	16/03/2024
3	88/93-103 High St PRESTON 3072	\$501,000	16/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/08/2024 19:45





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> **Indicative Selling Price** \$500,000 **Median Unit Price** 26/08/2023 - 25/08/2024: \$489,000





Property Type: Apartment **Agent Comments**

Comparable Properties



71/93-103 High St PRESTON 3072 (REI)





Price: \$520,000 Method: Private Sale Date: 01/05/2024 Property Type: Unit

Agent Comments

88/93 High St PRESTON 3072 (VG)

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Price: \$501,000 Method: Sale Date: 16/03/2024

Property Type: Strata Unit/Flat

Agent Comments



88/93-103 High St PRESTON 3072 (REI)



Price: \$501.000 Method: Auction Sale Date: 16/03/2024

Property Type: Apartment

Agent Comments

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