

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

60/93-103 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,700

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2020

to

31 Oct 2021

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

65/93-103 High Street Preston VIC 3072	\$585,000	29-Jul-21
8/76-78 Plenty Road Preston VIC 3072	\$588,000	04-Nov-21
101/690 High Street Thornbury VIC 3071	\$600,000	06-Oct-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: 08 November 2021



65/93-103 High Street Preston VIC 3072

Sold Price

\$585,000

Sold Date

29-Jul-21

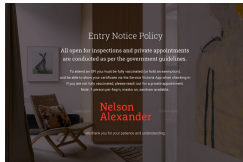
2

2

1

Distance

-



8/76-78 Plenty Road Preston VIC 3072

Sold Price

^{RS} **\$588,000**

Sold Date

04-Nov-21

2

1

1

Distance

0.21km



101/690 High Street Thornbury VIC 3071

Sold Price

\$600,000

Sold Date

06-Oct-21

2

1

1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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