

## 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 301/43 - 53 High Street, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000

#### Median sale price

Median price \$584,000 House Unit X Suburb Preston

Period - From 01/01/2018 to 31/03/2018 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	Price	Date of sale
1	23/44-46 Mary St PRESTON 3072	\$480,000	16/06/2018
2	6/2 Arthur St PRESTON 3072	\$470,000	17/02/2018
3	501/1 High St PRESTON 3072	\$460,000	17/03/2018

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 six months.



2   
 1   
 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

March quarter 2018: \$584,000

## Comparable Properties



**23/44-46 Mary St PRESTON 3072 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** Apartment



**6/2 Arthur St PRESTON 3072 (REI)**

Agent Comments

2   
 1   
 -

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** -

**Property Type:** Apartment



**501/1 High St PRESTON 3072 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** Apartment