

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

42/93-103 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,850

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
87/93-103 High Street Preston VIC 3072	\$610,000	20-Nov-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: 22 November 2021



65/93-103 High Street Preston VIC 3072

Sold Price

\$585,000

Sold Date

29-Jul-21

2

2

1

Distance

-



87/93-103 High Street Preston VIC 3072

Sold Price

^{RS} **\$610,000**

Sold Date

20-Nov-21

2

2

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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