

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 51/01-103 High Street, Preston Vic 3072

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$661,500 Property Type Unit Suburb Preston

Period - From 01/04/2024 to 30/06/2024 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	Price	Date of sale
1	406/154 High St PRESTON 3072	\$490,000	19/07/2024
2	71/93-103 High St PRESTON 3072	\$520,000	01/05/2024
3	301/54 High St PRESTON 3072	\$502,000	28/03/2024

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.~~

This Statement of Information was prepared on: 26/09/2024 15:03



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$520,000
Median Unit Price
June quarter 2024: \$661,500

Comparable Properties



406/154 High St PRESTON 3072 (REI/VG)

Agent Comments

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Price: \$490,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit



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

Agent Comments

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



301/54 High St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$502,000
Method: Expression of Interest
Date: 28/03/2024
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788