

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	302/154 High Street Preston, 3072
---	-----------------------------------

Indicative selling price

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

Range between	\$530,000 & \$580,000
---------------	-----------------------

Median sale price

Median price	\$590,000	Property Type	UNIT	Suburb	PRESTON
Period - From	01-Jul-2023	to	30-Jun-2024	Source	REA

Comparable property sales

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	305/9 High Street, Preston	\$526,000	24-Jun-2024
2	305/425 Plenty Road, Preston	\$600,000	04-Jul-2024
3	102/105 Dundas Street, Preston	\$550,000	29-Jun-2024

This statement of information was prepared on 08-Nov-2024 at 12:08:41 PM AEDT