# Statement of Information Multiple residential properties located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Unit offered for sale

Address

postcode

Including suburb and 36-46 High Street, PRESTON VIC 3072

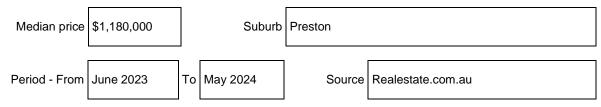
## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	_	Lower price	_	Higher price
One-bedroom residences	<del>\$*</del>	Or range between	\$460,000	&	\$499,900
Two-bedroom residences	<u>\$*</u>	Or range between	\$599,900	&	\$848,000
Three-bedroom residences	<del>\$*</del>	Or range between	\$949,900	&	\$999,900

Additional entries may be included or attached as required.

## Suburb unit median sale price





## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

11<sup>th</sup> June 2024

