

204/1 High Street, Preston Vic 3072



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$375,000

Median House Price

Year ending December 2022:

\$637,000

Comparable Properties



3A/6 Clinch Avenue, Preston 3072 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$395,000

Method: Private Sale

Date: 19/10/2022

Property Type: Apartment

Agent Comments: Contemporary apartment of similar size



9/105 Dundas Street, Preston 3072 (REI/VG)

1 Bed 1 Bath 1 Car

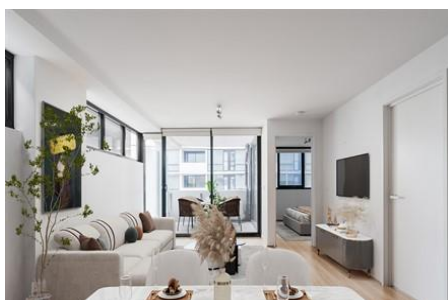
Price: \$375,000

Method: Private Sale

Date: 06/12/2022

Property Type: Apartment

Agent Comments: Contemporary apartment of similar size



6/122 High Street, Preston 3072 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$350,000

Method: Private Sale

Date: 20/10/2022

Property Type: Apartment

Agent Comments: Contemporary ground floor apartment; no outlook

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

204/1 High Street, Preston Vic 3072

Indicative selling price

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

Single Price

\$375,000

Median sale price

Median price

\$637,000

Unit

x

Suburb

Preston

Period - From

01/01/2022

to

31/12/2022

Source

REIV

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
3A/6 Clinch Avenue, PRESTON 3072	\$395,000	19/10/2022
9/105 Dundas Street, PRESTON 3072	\$375,000	06/12/2022
6/122 High Street, PRESTON 3072	\$350,000	20/10/2022

This Statement of Information was prepared on:

11/04/2023