

# 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

104/1 High Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$359,500

### Median sale price

Median price

\$508,500

Property Type

Unit

Suburb

Preston

Period - From

12/06/2019

to

11/06/2020

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	11/396 Murray Rd PRESTON 3072	\$352,000	15/02/2020
2	9/42 Dundas St THORNBURY 3071	\$350,000	01/03/2020
3	3/87a Clyde St THORNBURY 3071	\$350,000	09/01/2020

**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:

12/06/2020 20:33



1 bed 1 bath 1 car

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**11/396 Murray Rd PRESTON 3072 (VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$352,000

**Method:** Sale

**Date:** 15/02/2020

**Property Type:** Flat/Unit/Apartment (Res)



**9/42 Dundas St THORNBURY 3071 (VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$350,000

**Method:** Sale

**Date:** 01/03/2020

**Property Type:** Strata Unit/Flat



**3/87a Clyde St THORNBURY 3071 (VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$350,000

**Method:** Sale

**Date:** 09/01/2020

**Property Type:** Strata Unit/Flat