

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

404/54 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)

Single Price

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

206/49 Plenty Road Preston VIC 3072	\$445,000	25-Apr-21
47 Plenty Road Preston VIC 3072	\$457,600	16-Mar-21
602/35 Plenty Road Preston VIC 3072	\$530,000	05-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 05 July 2021



206/49 Plenty Road Preston VIC 3072

 2  1  1

Sold Price

\$445,000

Sold Date

25-Apr-21

Distance

-



47 Plenty Road Preston VIC 3072

 2  1  1

Sold Price

^{RS} **\$457,600**

Sold Date

16-Mar-21

Distance

-



602/35 Plenty Road Preston VIC 3072

 2  1  1

Sold Price

\$530,000

Sold Date

05-Mar-21

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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