

STATEMENT OF INFORMATION

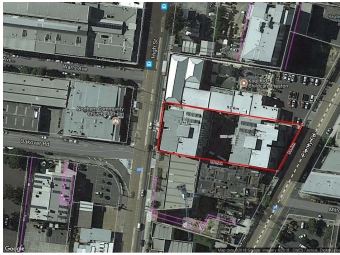
208/54 HIGH STREET, PRESTON, VIC 3072

PREPARED BY DECLAN GRANVILLE, PENNISI REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



208/54 HIGH STREET, PRESTON, VIC 3072 2 - -

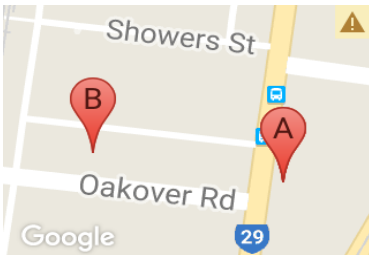
Indicative Selling Price

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

Single Price: **\$420,000**

Provided by: Declan Granville, Pennisi Real Estate

MEDIAN SALE PRICE



PRESTON, VIC, 3072

Suburb Median Sale Price (Unit)

\$450,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



608/54 HIGH ST, PRESTON, VIC 3072

2 1 1

Sale Price

***\$420,000**

Sale Date: 04/12/2017

Distance from Property: 0m



301/7 WARRS AVE, PRESTON, VIC 3072

2 1 1

Sale Price

\$450,000

Sale Date: 01/08/2017

Distance from Property: 157m



503/54 HIGH ST, PRESTON, VIC 3072

2 - -

Sale Price

\$403,000

Sale Date: 05/06/2017

Distance from Property: 0m



This report has been compiled on 15/02/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

208/54 HIGH STREET, PRESTON, VIC 3072

Indicative selling price

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

Single Price:

\$420,000

Median sale price

Median price

\$450,000

House

Unit

X


Suburb

PRESTON

Period

01 January 2017 to 31 December 2017

Source



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
608/54 HIGH ST, PRESTON, VIC 3072	*\$420,000	04/12/2017
301/7 WARRS AVE, PRESTON, VIC 3072	\$450,000	01/08/2017
503/54 HIGH ST, PRESTON, VIC 3072	\$403,000	05/06/2017