

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

304/1 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,700

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2020

to

31 Oct 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

508/2 Plenty Road Preston VIC 3072	\$332,000	06-May-21
213/35 Plenty Road Preston VIC 3072	\$380,000	10-Aug-21
10/104 St Georges Road Preston VIC 3072	\$340,000	27-May-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 November 2021

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508/2 Plenty Road Preston VIC 3072

1 1 1

Sold Price

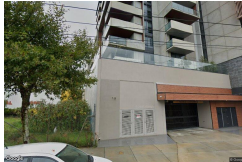
\$332,000

Sold Date

06-May-21

Distance

0.08km



213/35 Plenty Road Preston VIC 3072

1 1 1

Sold Price

\$380,000

Sold Date

10-Aug-21

Distance

0.23km



10/104 St Georges Road Preston VIC 3072

1 1 1

Sold Price

\$340,000

Sold Date

27-May-21

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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