

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

406/1 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Other

Suburb

Preston

Period-from

01 Nov 2018

to

31 Oct 2019

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

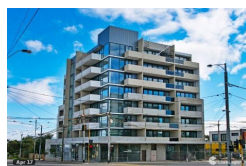
Date of sale

208/1 High Street Preston VIC 3072	\$460,000	09-Jul-19
308/1 High Street Preston VIC 3072	\$460,000	10-Jul-19
401/1 High Street Preston VIC 3072	\$460,000	05-Jun-19

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.~~

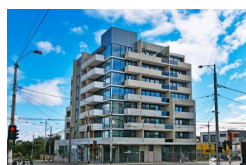
This Statement of Information was prepared on: 04 November 2019



208/1 High Street Preston VIC 3072 Sold Price **\$460,000** Sold Date **09-Jul-19**

 2  1  1

Distance -



308/1 High Street Preston VIC 3072 Sold Price Sold Date **10-Jul-19**

 2  1  1

Distance -



401/1 High Street Preston VIC 3072 Sold Price Sold Date **05-Jun-19**

 2  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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