

# 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

308/204 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)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Preston

Period - From 11/09/2023 to 10/09/2024 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	306/1 High St PRESTON 3072	\$400,000	13/06/2024
2	301/204 High St PRESTON 3072	\$390,000	06/05/2024
3	503/9 High St PRESTON 3072	\$379,000	11/04/2024

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:

11/09/2024 13:36



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**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$340,000 - \$370,000

**Median Unit Price**

11/09/2023 - 10/09/2024: \$615,000

## Comparable Properties



**306/1 High St PRESTON 3072 (REI/VG)**

Agent Comments

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**Price:** \$400,000

**Method:** Private Sale

**Date:** 13/06/2024

**Property Type:** Apartment

**301/204 High St PRESTON 3072 (VG)**

Agent Comments

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**Price:** \$390,000

**Method:** Sale

**Date:** 06/05/2024

**Property Type:** Strata Flat - Single OYO Flat



**503/9 High St PRESTON 3072 (REI/VG)**

Agent Comments

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**Price:** \$379,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951