

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 67-69 High Street, Preston VIC 3072

Indicative selling price

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

Unit type or class	Single price	Lower price	Higher price
One-bedroom apartments	Or range between	\$399,000	& \$470,000
Two-bedroom apartments	Or range between	\$599,000	& \$730,000
Three-bedroom apartments	Or range between	\$895,000	\$1,020,000

Suburb median sale price

Median price \$1,238,942

Suburb Preston

Period - From 01/05/2021

To 01/11/2021

Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* — These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

05 November 2021