

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

501/1 High Street, Preston Vic 3072

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$510,000

House

Unit

X

Suburb

Preston

Period - From 01/10/2016

to

30/09/2017

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	405/204 High St PRESTON 3072	\$447,000	15/09/2017
2	14/122 High St PRESTON 3072	\$440,000	21/11/2017
3	608/54 High St PRESTON 3072	\$420,000	20/11/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



405/204 High St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$447,000

Method: Private Sale

Date: 15/09/2017

Rooms: 4

Property Type: Apartment



14/122 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 21/11/2017

Rooms: -

Property Type: Apartment



608/54 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$420,000

Method: Sold Before Auction

Date: 20/11/2017

Rooms: -

Property Type: Apartment