

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

606/1 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

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

\*House

\*Unit

X

Suburb

Preston

Period-from

01 Nov 2017

to

31 Oct 2018

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 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

46/104 St Georges Road Preston VIC 3072	\$440,000	25-Jun-18
201/1 High Street Preston VIC 3072	\$465,000	29-Sep-18
301/1 High Street Preston VIC 3072	\$465,000	03-Oct-18

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.~~

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**46/104 St Georges Road Preston VIC 3072**

Sold Price

**\$440,000**

Sold Date

**25-Jun-18**



2



1



1

Distance

**1.48km**



**201/1 High Street Preston VIC 3072**

Sold Price

**\$465,000**

Sold Date

**29-Sep-18**



2



1



1

Distance

-



**301/1 High Street Preston VIC 3072**

Sold Price

Sold Date

**03-Oct-18**



2



1



1

Distance

-

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