

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

106/1 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

or range
between

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2022

to

30 Sep 2023

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

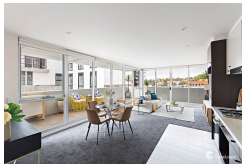
Date of sale

310/43-53 HIGH STREET PRESTON VIC 3072	\$390,000	22-Sep-23
18/122 HIGH STREET PRESTON VIC 3072	\$380,000	24-Aug-23
404/183 HIGH STREET PRESTON VIC 3072	\$380,000	21-Sep-23

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: 02 October 2023



310/43-53 HIGH STREET PRESTON VIC 3072

Sold Price

^{RS} **\$390,000**

Sold Date

22-Sep-23



1



1



1

Distance

0.13km



18/122 HIGH STREET PRESTON VIC 3072

Sold Price

^{RS} **\$380,000**

Sold Date

24-Aug-23



1



1



1

Distance

0.51km



404/183 HIGH STREET PRESTON VIC 3072

Sold Price

Sold Date

21-Sep-23



1



1



1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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