

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

305/54 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 2024

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

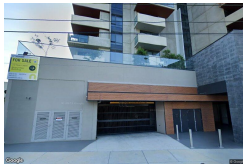
Date of sale

511/35 PLENTY ROAD PRESTON VIC 3072	\$425,000	15-Dec-23
403/356 BELL STREET PRESTON VIC 3072	\$430,000	01-May-24
401/9 HIGH STREET PRESTON VIC 3072	\$460,000	04-Apr-24

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: 21 May 2024



**511/35 PLENTY ROAD PRESTON
VIC 3072**

 2  1  1

Sold Price

\$425,000

Sold Date

15-Dec-23

Distance

0.05km



**403/356 BELL STREET PRESTON
VIC 3072**

 2  1  1

Sold Price

^{RS}

\$430,000

Sold Date

01-May-24

Distance

0.61km



**401/9 HIGH STREET PRESTON VIC
3072**

 2  2  -

Sold Price

^{RS}

\$460,000

Sold Date

04-Apr-24

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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