

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

107/1 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,750

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2020

to

31 Aug 2021

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

108/1 High Street Preston VIC 3072	\$460,000	06-Sep-21
406/54 High Street Preston VIC 3072	\$453,000	04-Aug-21
409/49 Plenty Road Preston VIC 3072	\$465,000	11-Jun-21

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: 28 September 2021



108/1 High Street Preston VIC 3072 Sold Price ^{RS} **\$460,000** Sold Date **06-Sep-21**

2 1 1

Distance -



406/54 High Street Preston VIC 3072 Sold Price ^{RS} **\$453,000** ^{UN} Sold Date **04-Aug-21**

2 1 1

Distance **0.27km**



409/49 Plenty Road Preston VIC 3072 Sold Price **\$465,000** Sold Date **11-Jun-21**

2 1 1

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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