

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 36-46 High Street, PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
One-bedroom residences	\$*	Or range between	\$460,000	&	\$499,900
Two-bedroom residences	\$*	Or range between	\$599,900	&	\$848,000
Three-bedroom residences	\$*	Or range between	\$949,900	&	\$999,900

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$1,180,000	Suburb	Preston
Period - From	June 2023	To	May 2024
Source	Realestate.com.au		

**Comparable property sales (\*Delete A or B below as applicable)**

~~A\* — These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

11<sup>th</sup> June 2024