

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

607 / 80 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

House

Suburb

Preston

Period-from

01 Aug 2023

to

31 Jul 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

501B/8 CLINCH AVENUE PRESTON VIC 3072	\$610,000	06-Feb-24
908/35 PLENTY ROAD PRESTON VIC 3072	\$610,000	03-May-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: 05 August 2024

**501B/8 CLINCH AVENUE PRESTON VIC 3072** Sold Price **\$610,000** Sold Date **06-Feb-24**

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Distance **1.37km****908/35 PLENTY ROAD PRESTON VIC 3072** Sold Price Sold Date **03-May-23**

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Distance **0.11km****RS** = Recent sale **UN** = Undisclosed Sale

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