

## 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

108/7 WARRS AVENUE PRESTON VIC 3072

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

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

306/7 WARRS AVENUE PRESTON VIC 3072	\$513,000	20-Mar-24
305/54 HIGH STREET PRESTON VIC 3072	\$448,000	28-Jun-24
21/122 HIGH STREET PRESTON VIC 3072	\$480,000	30-Jul-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: 20 August 2024

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**306/7 WARRS AVENUE PRESTON  
VIC 3072**

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Sold Price

**\$513,000**Sold Date **20-Mar-24**

Distance

**0km****305/54 HIGH STREET PRESTON  
VIC 3072**

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Sold Price

<sup>RS</sup> **\$448,000**Sold Date **28-Jun-24**

Distance

**0.19km****21/122 HIGH STREET PRESTON VIC  
3072**

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Sold Price

<sup>RS</sup> **\$480,000**Sold Date **30-Jul-24**

Distance

**0.29km****RS** = Recent sale**UN** = Undisclosed Sale

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