

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

504/204 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2022

to

30 Jun 2023

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

12/247 GOWER STREET PRESTON VIC 3072	\$470,000	19-Jan-23
504/154 HIGH STREET PRESTON VIC 3072	\$480,000	24-Apr-23
307/100 PLENTY ROAD PRESTON VIC 3072	\$420,000	24-Apr-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: 03 July 2023



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**12/247 GOWER STREET PRESTON
VIC 3072**

2 1 1

Sold Price

\$470,000

Sold Date

19-Jan-23

Distance

0.46km



**504/154 HIGH STREET PRESTON
VIC 3072**

2 1 1

Sold Price

\$480,000

Sold Date

24-Apr-23

Distance

0.19km



**307/100 PLENTY ROAD PRESTON
VIC 3072**

2 1 1

Sold Price

\$420,000

Sold Date

24-Apr-23

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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