

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

702/1 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

or range
between

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2021

to

31 May 2022

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

614/2 PLENTY ROAD PRESTON VIC 3072	\$350,000	15-Dec-21
304/1 HIGH STREET PRESTON VIC 3072	\$380,000	04-Dec-21
206/1 HIGH STREET PRESTON VIC 3072	\$400,000	14-Sep-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: 02 June 2022



614/2 PLENTY ROAD PRESTON VIC 3072 Sold Price **\$350,000** Sold Date **15-Dec-21**

1 1 1

Distance **0.1km**



304/1 HIGH STREET PRESTON VIC 3072 Sold Price **\$380,000** Sold Date **04-Dec-21**

1 1 1

Distance **-**



206/1 HIGH STREET PRESTON VIC 3072 Sold Price **\$400,000** Sold Date **14-Sep-21**

1 1 1

Distance **-**

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

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