

## 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

302/1 HIGH STREET 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

\$360,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2021

to

31 Mar 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

304/1 HIGH STREET PRESTON VIC 3072	\$380,000	04-Dec-21
605/9 HIGH STREET PRESTON VIC 3072	\$397,000	09-Mar-22
215/2 PLENTY ROAD PRESTON VIC 3072	\$361,000	18-Feb-22

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: 12 April 2022



**304/1 HIGH STREET PRESTON VIC 3072**

Sold Price

**\$380,000**

Sold Date

**04-Dec-21**



1



1



1

Distance

-



**605/9 HIGH STREET PRESTON VIC 3072**

Sold Price

**\$397,000**

Sold Date

**09-Mar-22**



1



1



1

Distance

**0.02km**



**215/2 PLENTY ROAD PRESTON VIC 3072**

Sold Price

<sup>RS</sup>  
**\$361,000**

Sold Date

**18-Feb-22**



1



1



1

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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