

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

506/1 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

205/49 PLENTY ROAD PRESTON VIC 3072	\$465,000	19-Nov-21
406/54 HIGH STREET PRESTON VIC 3072	\$453,000	09-Aug-21
101/2 PLENTY ROAD PRESTON VIC 3072	\$450,000	17-Dec-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 February 2022



## 205/49 PLENTY ROAD PRESTON VIC 3072

Sold Price **\$465,000** Sold Date **19-Nov-21**

2 1 1

Distance **0.27km**



## 406/54 HIGH STREET PRESTON VIC 3072

Sold Price **\$453,000** Sold Date **09-Aug-21**

2 1 1

Distance **0.27km**



## 101/2 PLENTY ROAD PRESTON VIC 3072

Sold Price <sup>RS</sup> **\$450,000** <sup>UN</sup> Sold Date **17-Dec-21**

2 1 1

Distance **0.1km**

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

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