

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

405/9 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2023

to

30 Sep 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

203/356 BELL STREET PRESTON VIC 3072	\$510,000	04-Sep-24
36/122 HIGH STREET PRESTON VIC 3072	\$535,100	13-May-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: 23 October 2024

**203/356 BELL STREET PRESTON
VIC 3072**

Sold Price

\$510,000Sold Date **04-Sep-24** 2  2  1Distance **0.81km****36/122 HIGH STREET PRESTON VIC
3072**

Sold Price

\$535,100Sold Date **13-May-24** 2  2  1Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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