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

71/93-103 High Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$596,250	Pro	operty Type	Unit			Suburb	Preston
Period - From	17/04/2023	to	16/04/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	301/54 High St PRESTON 3072	\$502,000	28/03/2024
2	88/93-103 High St PRESTON 3072	\$501,000	16/03/2024
3	19/122 High St PRESTON 3072	\$470,000	05/12/2023

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 six months.

This Statement of Information was prepared on:

17/04/2024 10:02



LOVE & CO





Property Type: Agent Comments

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** 17/04/2023 - 16/04/2024: \$596,250

Comparable Properties



301/54 High St PRESTON 3072 (REI)

1 1



Price: \$502,000 Method: Expression of Interest Date: 28/03/2024 Property Type: Apartment

Agent Comments



88/93-103 High St PRESTON 3072 (REI)

Agent Comments



Price: \$501,000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment

19/122 High St PRESTON 3072 (REI)



Agent Comments



propertydata

Price: \$470.000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment

Account - Love & Co



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