

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 consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$596,250 Property Type Unit Suburb Preston

Period - From 17/04/2023 to 16/04/2024 Source 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.

	Address 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



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)

Agent Comments



Price: \$502,000

Method: Expression of Interest

Date: 28/03/2024

Property Type: Apartment



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



Price: \$470,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment

Account - Love & Co