

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

108/9 High Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000 & \$625,000

Median sale price

Median price \$651,500 Property Type Unit Suburb Preston

Period - From 01/07/2023 to 30/09/2023 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	314/5 Beavers Rd NORTHCOTE 3070	\$660,000	07/10/2023
2	410/183 High St PRESTON 3072	\$613,000	26/09/2023
3	501/425 Plenty Rd PRESTON 3072	\$595,000	27/09/2023

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:

25/10/2023 09:13



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Architectural design pairs with a stunningly large and private entertainer's terrace in this stylish two, bedroom, two bathroom apartment, with uninterrupted sunset views.

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

September quarter 2023: \$651,500

Comparable Properties



314/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

2 2 2

Price: \$660,000

Method: Private Sale

Date: 07/10/2023

Property Type: Apartment



410/183 High St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$613,000

Method: Private Sale

Date: 26/09/2023

Property Type: Apartment



501/425 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$595,000

Method: Private Sale

Date: 27/09/2023

Property Type: Apartment