Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	13/93-103 High Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between \$525,000	&	\$575,000
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Median sale price

Median price	\$620,000	Pro	perty Type	Unit		Suburb	Preston
Period - From	01/04/2023	to	30/06/2023	S	ource	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

1	1/198 Raleigh St THORNBURY 3071	\$550,000	20/05/2023
2	212/105 Dundas St PRESTON 3072	\$530,000	14/06/2023
3	202/68 Gadd St NORTHCOTE 3070	\$525,000	28/06/2023

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:	01/08/2023 14:33



Date of sale



Stephanie Lentini 03 9070 5095 0437565273 stephanielentini@jelliscraig.com.au

> Indicative Selling Price \$525,000 - \$575,000 Median Unit Price June quarter 2023: \$620,000

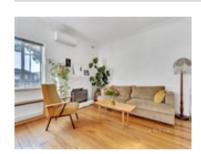


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Rooms: 3

Property Type: Apartment Agent Comments

Comparable Properties



1/198 Raleigh St THORNBURY 3071 (REI)

1





Price: \$550,000 Method: Auction Sale Date: 20/05/2023 Property Type: Unit **Agent Comments**

212/105 Dundas St PRESTON 3072 (REI)

-2







Price: \$530,000 Method: Private Sale Date: 14/06/2023 Property Type: Unit **Agent Comments**



202/68 Gadd St NORTHCOTE 3070 (REI)





Price: \$525,000 Method: Private Sale Date: 28/06/2023

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9070 5095



