

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

204/204 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2022

to

31 Aug 2023

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

504/204 HIGH STREET PRESTON VIC 3072	\$460,000	30-Aug-23
3/529 HIGH STREET PRESTON VIC 3072	\$432,000	12-Jul-23
208/7 WARRS AVENUE PRESTON VIC 3072	\$457,000	04-May-23

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: 07 September 2023



**504/204 HIGH STREET PRESTON
VIC 3072**

2 1 1

Sold Price

\$460,000

Sold Date

30-Aug-23

Distance

0km



**3/529 HIGH STREET PRESTON VIC
3072**

2 1 1

Sold Price

^{RS}
\$432,000

Sold Date

12-Jul-23

Distance

0.92km



**208/7 WARRS AVENUE PRESTON
VIC 3072**

2 1 1

Sold Price

\$457,000

Sold Date **04-May-23**

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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