

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

3/122 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2022

to

31 Jul 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

17/122 HIGH STREET PRESTON VIC 3072	\$460,000	14-Aug-23
32/122 HIGH STREET PRESTON VIC 3072	\$481,000	02-Mar-23
107A/6 CLINCH AVENUE PRESTON VIC 3072	\$465,000	31-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: 24 August 2023



17/122 HIGH STREET PRESTON VIC 3072

Sold Price

^{RS} **\$460,000**

Sold Date **14-Aug-23**

 2  2  1

Distance **0km**



32/122 HIGH STREET PRESTON VIC 3072

Sold Price

\$481,000

Sold Date **02-Mar-23**

 2  2  1

Distance **0km**



107A/6 CLINCH AVENUE PRESTON VIC 3072

Sold Price

\$465,000

Sold Date **31-May-23**

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Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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