

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

301/54 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2023

to

31 Jan 2024

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

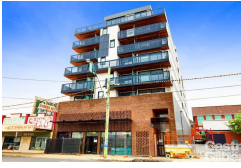
Date of sale

204/204 HIGH STREET PRESTON VIC 3072	\$435,000	03-Nov-23
3/122 HIGH STREET PRESTON VIC 3072	\$450,000	27-Oct-23
102/54 HIGH STREET PRESTON VIC 3072	\$465,000	06-Dec-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: 15 February 2024



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

2 1 -

Sold Price

\$435,000

Sold Date **03-Nov-23**

Distance **0.58km**



**3/122 HIGH STREET PRESTON VIC
3072**

2 2 1

Sold Price

\$450,000

Sold Date **27-Oct-23**

Distance **0.25km**



**102/54 HIGH STREET PRESTON VIC
3072**

2 1 1

Sold Price

^{RS} **\$465,000**

Sold Date **06-Dec-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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