

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

305/9 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2022

to

30 Sep 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

303/10 CLINCH AVENUE PRESTON VIC 3072	\$502,500	23-May-23
308/388 MURRAY ROAD PRESTON VIC 3072	\$510,000	02-Sep-23
212/105 DUNDAS STREET PRESTON VIC 3072	\$525,000	30-Jun-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: 19 October 2023



303/10 CLINCH AVENUE PRESTON VIC 3072 Sold Price **\$502,500** Sold Date **23-May-23**

2 2 1

Distance **1.65km**



308/388 MURRAY ROAD PRESTON VIC 3072 Sold Price **\$510,000** Sold Date **02-Sep-23**

2 2 1

Distance **1.69km**



212/105 DUNDAS STREET PRESTON VIC 3072 Sold Price **\$525,000** Sold Date **30-Jun-23**

2 1 1

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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