

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

410/183 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

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

87/93-103 HIGH STREET PRESTON VIC 3072	\$620,000	01-Mar-23
908/35 PLENTY ROAD PRESTON VIC 3072	\$610,000	03-May-23
106/405 HIGH STREET NORTHCOTE VIC 3070	\$620,000	06-Apr-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: 09 August 2023



**87/93-103 HIGH STREET PRESTON
VIC 3072**

 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date

01-Mar-23

Distance

0.3km



**908/35 PLENTY ROAD PRESTON
VIC 3072**

 2  2  1

Sold Price

\$610,000

Sold Date

03-May-23

Distance

0.44km



**106/405 HIGH STREET
NORTHCOTE VIC 3070**

 2  2  1

Sold Price

\$620,000

Sold Date

06-Apr-23

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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