

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

112/43-53 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2021

to

28 Feb 2022

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

304/1 HIGH STREET PRESTON VIC 3072	\$380,000	04-Dec-21
3/132A WOOD STREET PRESTON VIC 3072	\$395,000	02-Oct-21
10/105 DUNDAS STREET PRESTON VIC 3072	\$400,000	16-Nov-21

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: 17 March 2022



304/1 HIGH STREET PRESTON VIC 3072

Sold Price **\$380,000** Sold Date **04-Dec-21**

 1  1  1

Distance **0.13km**



3/132A WOOD STREET PRESTON VIC 3072

Sold Price **\$395,000** Sold Date **02-Oct-21**

 1  1  1

Distance **-**



10/105 DUNDAS STREET PRESTON VIC 3072

Sold Price **\$400,000** Sold Date **16-Nov-21**

 1  1  1

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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