

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

509/54 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2022

to

31 Jan 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

12/36 BENAMBRA STREET PRESTON VIC 3072	\$460,000	29-Dec-22
201A/168 VICTORIA ROAD NORTHCOTE VIC 3070	\$500,000	04-Oct-22
27/122 HIGH STREET PRESTON VIC 3072	\$457,000	16-Jan-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 February 2023

**12/36 BENAMBRA STREET
PRESTON VIC 3072**

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Sold Price ^{RS} **\$460,000** Sold Date **29-Dec-22**Distance **2.35km****201A/168 VICTORIA ROAD
NORTHCOTE VIC 3070**

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Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **04-Oct-22**Distance **2.42km****27/122 HIGH STREET PRESTON VIC
3072**

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Sold Price ^{RS} **\$457,000** Sold Date **16-Jan-23**Distance **0.25km****RS** = Recent sale**UN** = Undisclosed Sale

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