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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,500	Property type	Flats	Suburb	Preston
Period-from	01 Dec 2023	to	30 Nov 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
502/49 PLENTY ROAD PRESTON VIC 3072	$550,000	07-Nov-24
302/49 PLENTY ROAD PRESTON VIC 3072	$520,000	16-Oct-24
5/16-18 KEMP STREET THORNBURY VIC 3071	$530,000	09-Sep-24

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: 04 December 2024

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502/49 PLENTY ROAD PRESTON VIC 3072

2 1 -

Sold Price RS **$550,000** Sold Date **07-Nov-24**

Distance **0km**

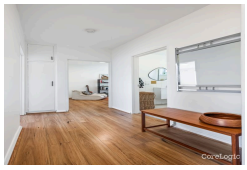


302/49 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price RS **$520,000** Sold Date **16-Oct-24**

Distance **0km**



5/16-18 KEMP STREET THORNBURY VIC 3071

2 1 1

Sold Price **$530,000** Sold Date **09-Sep-24**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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