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<br>Including suburb and postcode | 606/54 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 | $347,000 | ~~or range between~~ | | & | |

## 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 |
|---|---|---|
| 305/7 WARRS AVENUE PRESTON VIC 3072 | $375,000 | 27-Jun-23 |
| 205/183 HIGH STREET PRESTON VIC 3072 | $367,000 | 27-Jun-23 |
| 303/154 HIGH STREET PRESTON VIC 3072 | $355,000 | 19-May-23 |

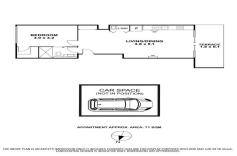
OR

**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: 07 August 2023

hockingstuart

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**305/7 WARRS AVENUE PRESTON VIC 3072**

1 1 1

Sold Price RS **$375,000** Sold Date **27-Jun-23**

Distance **0.19km**




**205/183 HIGH STREET PRESTON VIC 3072**

1 1 1

Sold Price RS **$367,000** Sold Date **27-Jun-23**

Distance **0.39km**



**303/154 HIGH STREET PRESTON VIC 3072**

1 1 1

Sold Price **$355,000** Sold Date **19-May-23**

Distance **0.39km**

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

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