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	306/54 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	$440,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 Feb 2021	to	31 Jan 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
205/49 Plenty Road Preston VIC 3072	$465,000	19-Nov-21
406/54 High Street Preston VIC 3072	$453,000	09-Aug-21
409/49 Plenty Road Preston VIC 3072	$465,000	11-Jun-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: 04 February 2022

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205/49 Plenty Road Preston VIC 3072

2 1 1

Sold Price **$465,000** Sold Date **19-Nov-21**

Distance **-**



406/54 High Street Preston VIC 3072

2 1 1

Sold Price **$453,000** Sold Date **09-Aug-21**

Distance **-**



409/49 Plenty Road Preston VIC 3072

2 1 1

Sold Price **$465,000** Sold Date **11-Jun-21**

Distance **-**

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

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