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	101/191 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$629,250	Property type	Unit	Suburb	Preston
Period-from	01 Oct 2021	to	30 Sep 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.

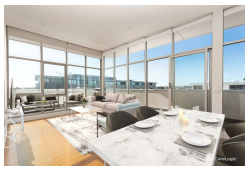
Address of comparable property	Price	Date of sale
501/33 SEYMOUR STREET PRESTON VIC 3072	$645,000	24-May-22
3/109 PLENTY ROAD PRESTON VIC 3072	$718,500	26-Feb-22
92/93-103 HIGH STREET PRESTON VIC 3072	$687,500	03-Sep-22

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: 08 October 2022

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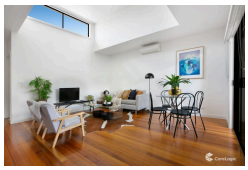


501/33 SEYMOUR STREET PRESTON VIC 3072

2 2 1

Sold Price **$645,000** Sold Date **24-May-22**

Distance **0.07km**

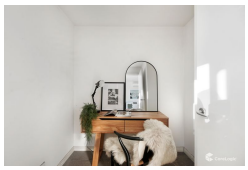


3/109 PLENTY ROAD PRESTON VIC 3072

2 2 1

Sold Price **$718,500** Sold Date **26-Feb-22**

Distance **0.25km**



92/93-103 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price RS **$687,500** Sold Date **03-Sep-22**

Distance **0.3km**

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

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