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 | 202/204 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 | $420,000 | & | $450,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,215,000 | Property type | House | Suburb | Preston |
| Period-from | 01 Mar 2021 | to | 28 Feb 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 |
|---|---|---|
| 3/5 BLANCH STREET PRESTON VIC 3072 | $435,000 | 23-Dec-21 |
| 506/1 HIGH STREET PRESTON VIC 3072 | $445,000 | 05-Mar-22 |
| 306/388 MURRAY ROAD PRESTON VIC 3072 | $495,000 | 30-Dec-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: 09 March 2022

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**3/5 BLANCH STREET PRESTON VIC 3072**

2 2 1

Sold Price **$435,000** Sold Date **23-Dec-21**

Distance **0.35km**

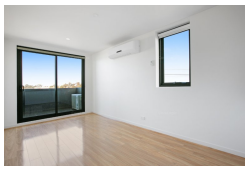


**506/1 HIGH STREET PRESTON VIC 3072**

2 1 1

Sold Price RS **$445,000** Sold Date **05-Mar-22**

Distance **-**



**306/388 MURRAY ROAD PRESTON VIC 3072**

2 2 1

Sold Price RS **$495,000** Sold Date **30-Dec-21**

Distance **0.98km**

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

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