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	46/93-103 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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Preston
Period-from	01 Jan 2021	to	31 Dec 2021	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
108/43 High Street Preston VIC 3072	$430,000	06-Dec-21
7/61-65 Harold Street Thornbury VIC 3071	$426,000	30-Oct-21
4/105 Dundas Street Preston VIC 3072	$367,000	17-Jan-20

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: 14 January 2022

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108/43 High Street Preston VIC 3072

1 1 1

Sold Price RS **$430,000** UN

Sold Date **06-Dec-21**

Distance **0.21km**



7/61-65 Harold Street Thornbury VIC 3071

1 1 1

Sold Price RS **$426,000**

Sold Date **30-Oct-21**

Distance **1.01km**



4/105 Dundas Street Preston VIC 3072

1 1 1

Sold Price **$367,000**

Sold Date **17-Jan-20**

Distance **0.92km**

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

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