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	47/93-103 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 Apr 2021	to	31 Mar 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.

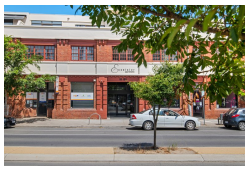
Address of comparable property	Price	Date of sale
46/93-103 HIGH STREET PRESTON VIC 3072	$480,000	12-Feb-22
108/43 HIGH STREET PRESTON VIC 3072	$430,000	21-Nov-21
205/105 DUNDAS STREET PRESTON VIC 3072	$422,000	10-Mar-22

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: 14 April 2022

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46/93-103 HIGH STREET PRESTON VIC 3072

1 1 1

Sold Price RS **$480,000** Sold Date **12-Feb-22**

Distance **-**



108/43 HIGH STREET PRESTON VIC 3072

1 1 1

Sold Price **$430,000** Sold Date **21-Nov-21**

Distance **0.21km**



205/105 DUNDAS STREET PRESTON VIC 3072

1 1 1

Sold Price RS **$422,000** Sold Date **10-Mar-22**

Distance **0.92km**

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

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