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	102/533 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Preston
Period-from	01 Feb 2022	to	31 Jan 2023	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
66/93-103 HIGH STREET PRESTON VIC 3072	$600,000	21-Sep-22
102/49 PLENTY ROAD PRESTON VIC 3072	$525,000	26-Nov-22
207/1 HIGH STREET PRESTON VIC 3072	$515,000	13-Oct-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: 23 February 2023

CONSUMER AFFAIRS VICTORIA

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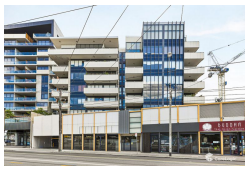


66/93-103 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price **$600,000** Sold Date **21-Sep-22**

Distance **1.43km**



102/49 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price **$525,000** Sold Date **26-Nov-22**

Distance **1.52km**



207/1 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price **$515,000** Sold Date **13-Oct-22**

Distance **1.77km**

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

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