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	31/122 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	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$501,250	Property type	Unit	Suburb	Preston
Period-from	01 Oct 2022	to	30 Sep 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
206/49 PLENTY ROAD PRESTON VIC 3072	$485,000	06-Sep-23
303/10 CLINCH AVENUE PRESTON VIC 3072	$502,500	23-May-23
1/44-46 MARY STREET PRESTON VIC 3072	$480,000	09-Jun-23

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: 10 October 2023

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206/49 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price RS **$485,000** Sold Date **06-Sep-23**

Distance **0.25km**



303/10 CLINCH AVENUE PRESTON VIC 3072

2 2 1

Sold Price **$502,500** Sold Date **23-May-23**

Distance **1.18km**



1/44-46 MARY STREET PRESTON VIC 3072

2 1 1

Sold Price RS **$480,000** UN Sold Date **09-Jun-23**

Distance **-**

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

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