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	401/191 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	$560,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2023	to	30 Jun 2024	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
113/183 HIGH STREET PRESTON VIC 3072	$600,000	02-Mar-24
501B/8 CLINCH AVENUE PRESTON VIC 3072	$610,000	06-Feb-24
305/425 PLENTY ROAD PRESTON VIC 3072	$600,000	04-Jul-24

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: 31 July 2024

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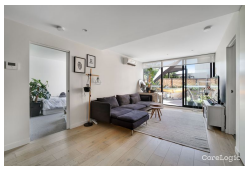

113/183 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price **$600,000** Sold Date **02-Mar-24**

Distance **0.04km**



501B/8 CLINCH AVENUE PRESTON VIC 3072

2 2 1

Sold Price **$610,000** Sold Date **06-Feb-24**

Distance **1.04km**



305/425 PLENTY ROAD PRESTON VIC 3072

2 2 1

Sold Price RS **$600,000** Sold Date **04-Jul-24**

Distance **1.2km**

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

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