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	402/191 High Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $540,000 & $580,000

Median sale price

Median price $661,500 Property Type Unit Suburb Preston

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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
1	401/191 High St PRESTON 3072	$600,000	20/08/2024
2	805/35 Plenty Rd PRESTON 3072	$580,000	05/06/2024
3	36/122 High St PRESTON 3072	$535,100	13/05/2024

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 six months.~~

This Statement of Information was prepared on: 19/09/2024 09:22

402/191 High Street, Preston Vic 3072

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$540,000 - $580,000
Median Unit Price
June quarter 2024: $661,500

Comparable Properties



401/191 High St PRESTON 3072 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 20/08/2024
Property Type: Apartment

Agent Comments



805/35 Plenty Rd PRESTON 3072 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 05/06/2024
Property Type: Apartment

Agent Comments



36/122 High St PRESTON 3072 (REI)

2 2 1

Price: $535,100
Method: Private Sale
Date: 13/05/2024
Property Type: Apartment

Agent Comments

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