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<br>Including suburb and postcode | 21/122 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 | $480,000 | & | $510,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $575,000 | Property type | Unit | Suburb | Preston |
| Period-from | 01 Apr 2023 | to | 31 Mar 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 |
|---|---|---|
| 31/122 HIGH STREET PRESTON VIC 3072 | $500,000 | 15-Nov-23 |
| 208/9 HIGH STREET PRESTON VIC 3072 | $515,000 | 09-Mar-24 |
| 301/54 HIGH STREET PRESTON VIC 3072 | $502,000 | 28-Mar-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: 29 April 2024

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**31/122 HIGH STREET PRESTON VIC 3072**

2 2 1

Sold Price **$500,000** Sold Date **15-Nov-23**

Distance **0km**

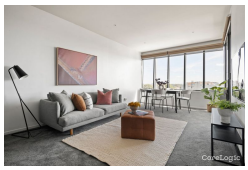


**208/9 HIGH STREET PRESTON VIC 3072**

2 2 -

Sold Price **$515,000** Sold Date **09-Mar-24**

Distance **0.48km**



**301/54 HIGH STREET PRESTON VIC 3072**

2 1 -

Sold Price RS **$502,000** Sold Date **28-Mar-24**

Distance **0.25km**

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

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