

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 205/204 High Street, Preston Vic 3072

Indicative selling price

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

Single price \$428,000

Median sale price

Median price \$560,000 House Unit X Suburb Preston

Period - From 01/10/2018 to 31/12/2018 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	32/122 High St PRESTON 3072	\$450,000	14/11/2018
2	606/1 High St PRESTON 3072	\$425,000	26/11/2018
3	H504/50-56 High St PRESTON 3072	\$420,000	10/01/2019

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.



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$428,000

Median Unit Price

December quarter 2018: \$560,000

Comparable Properties



32/122 High St PRESTON 3072 (REI)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 14/11/2018

Rooms: -

Property Type: Apartment



606/1 High St PRESTON 3072 (REI/VG)

Agent Comments

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Price: \$425,000

Method: Private Sale

Date: 26/11/2018

Rooms: -

Property Type: Apartment



H504/50-56 High St PRESTON 3072 (REI)

Agent Comments

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Price: \$420,000

Method: Private Sale

Date: 10/01/2019

Rooms: -

Property Type: Apartment