

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
608/54 High Street, Preston Vic 3072

Indicative selling price

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

Range between \$385,000 & \$415,000

Median sale price

Median price \$582,500 House Unit X Suburb Preston

Period - From 01/04/2017 to 30/06/2017 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	121/43-65 High St PRESTON 3072	\$427,500	04/02/2017
2	502/49 Plenty Rd PRESTON 3072	\$413,000	01/05/2017
3	503/50-56 High St PRESTON 3072	\$403,000	23/06/2017

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.



Rooms: 3

Property Type: Strata Unit/Flat

Land Size: 67 sqm approx

Agent Comments

- Top floor - High Ceilings

Comparable Properties



121/43-65 High St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$427,500

Method: Auction Sale

Date: 04/02/2017

Rooms: -

Property Type: Apartment



502/49 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$413,000

Method: Sold Before Auction

Date: 01/05/2017

Rooms: 3

Property Type: Apartment



503/50-56 High St PRESTON 3072 (REI)

Agent Comments



Price: \$403,000

Method: Private Sale

Date: 23/06/2017

Rooms: 4

Property Type: Apartment