

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/93-103 HIGH STREET, PRESTON, VIC

2 1 1

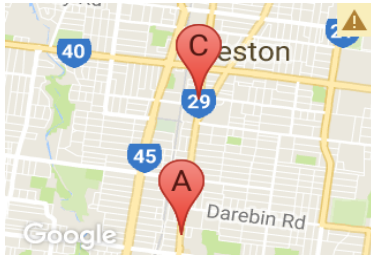
Indicative Selling Price

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

Price Range: **\$535,000 to \$588,000**

Provided by: Natasha Roddick, Hodges Ascot Vale

MEDIAN SALE PRICE



PRESTON, VIC, 3072

Suburb Median Sale Price (Unit)

\$541,250

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7/442 HIGH ST, NORTHCOTE, VIC 3070

2 1 1

Sale Price

***\$565,000**

Sale Date: 08/12/2017

Distance from Property: 2km



5/442 HIGH ST, NORTHCOTE, VIC 3070

2 1 1

Sale Price

\$560,000

Sale Date: 25/09/2017

Distance from Property: 2km



70/93 HIGH ST, PRESTON, VIC 3072

2 1 1

Sale Price

\$586,000

Sale Date: 18/11/2017

Distance from Property: 0m



This report has been compiled on 14/02/2018 by Hodges Ascot Vale. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/93-103 HIGH STREET, PRESTON, VIC 3072

Indicative selling price

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

Price Range: \$535,000 to \$588,000

Median sale price

Median price \$541,250

House

Unit

X

Suburb

PRESTON

Period

01 October 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
7/442 HIGH ST, NORTHCOTE, VIC 3070	*\$565,000	08/12/2017
5/442 HIGH ST, NORTHCOTE, VIC 3070	\$560,000	25/09/2017
70/93 HIGH ST, PRESTON, VIC 3072	\$586,000	18/11/2017