

# 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

5/93 High Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$640,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Preston

Period - From 01/04/2020 to 31/03/2021 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	86/93-103 High St PRESTON 3072	\$610,000	18/04/2021
2	85/93-103 High St PRESTON 3072	\$630,000	27/01/2021
3	312/105 Dundas St PRESTON 3072	\$641,000	08/05/2021

**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:

12/05/2021 20:04



**Property Type:** Apartment

Agent Comments

## Comparable Properties



86/93-103 High St PRESTON 3072 (REI)

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 18/04/2021

**Property Type:** Apartment



85/93-103 High St PRESTON 3072 (REI/VG)

Agent Comments



**Price:** \$630,000

**Method:** Auction Sale

**Date:** 27/01/2021

**Property Type:** Apartment

312/105 Dundas St PRESTON 3072 (REI)

Agent Comments



**Price:** \$641,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment