

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a building with blue shutters and a tree.

**RayWhite.**

**Statement  
of  
information**

30/122 HIGH STREET, PRESTON, VIC 3072  
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

30/122 HIGH STREET, PRESTON, VIC 3072  1  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$390,000**

Provided by: Matthew Schroeder, Ray White Brunswick

## MEDIAN SALE PRICE



## PRESTON, VIC, 3072

Suburb Median Sale Price (Unit)

**\$600,000**

01 April 2023 to 31 March 2024

Provided by: 

## 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.

8/43 HIGH ST, PRESTON, VIC 3072  1  1  1

Sale Price

**\$412,000**

Sale Date: 08/02/2024

Distance from Property: 377m 402/100 PLENTY RD, PRESTON, VIC 3072  1  1  1

Sale Price

**\$380,000**

Sale Date: 01/02/2024

Distance from Property: 258m 301/204 HIGH ST, PRESTON, VIC 3072  1  1  1

Sale Price

**\*\$390,000**

Sale Date: 14/05/2024

Distance from Property: 329m This report has been compiled on 29/06/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

30/122 HIGH STREET, PRESTON, VIC 3072

### Indicative selling price

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

Single Price:

\$390,000

### Median sale price

Median price

\$600,000

Property type

Unit

Suburb

PRESTON

Period

01 April 2023 to 31 March 2024

Source



### 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

8/43 HIGH ST, PRESTON, VIC 3072	\$412,000	08/02/2024
402/100 PLENTY RD, PRESTON, VIC 3072	\$380,000	01/02/2024
301/204 HIGH ST, PRESTON, VIC 3072	*\$390,000	14/05/2024

This Statement of Information was prepared on:

29/06/2024