

24/122 High Street, Preston Vic 3072



2 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$520,000

Median Unit Price

June quarter 2018: \$600,000

Agent Comments: Large modern apartment with two large bedrooms complete with BIR's, master with ensuite, internal laundry facilities and balcony. Comes with one car space and storage cage

Comparable Properties



104/277 Raglan Street, Preston 3072 (REI)

2 Bed 1 Bath 1 Car

Price: \$530,000

Method: Private Sale

Date: 29/05/2018

Property Type: Apartment

Agent Comments: Modern complex with large balcony and car space



13/122 High Street, Preston 3072 (REI)

2 Bed 2 Bath 1 Car

Price: \$525,000

Method: Sold Before Auction

Date: 28/07/2018

Property Type: Apartment

Agent Comments: Located in the same complex with large private terrace



28/44-46 Mary Street, Preston 3072 (REI)

2 Bed 1 Bath 1 Car

Price: \$520,500

Method: Auction Sale

Date: 28/07/2018

Property Type: Apartment

Agent Comments: Modern apartment with balcony and off street parking. Newer building and quality finishes

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

24/122 High Street, Preston Vic 3072

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$600,000

Unit

X

Suburb

Preston

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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
104/277 Raglan Street, PRESTON 3072	\$530,000	29/05/2018
13/122 High Street, PRESTON 3072	\$525,000	28/07/2018
28/44-46 Mary Street, PRESTON 3072	\$520,000	28/07/2018