

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

11/102-106 ST GEORGES ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

502/9 HIGH STREET PRESTON VIC 3072	\$379,000	18-Dec-23
217/100 PLENTY ROAD PRESTON VIC 3072	\$353,000	22-Jan-24
9/115 HIGH STREET PRESTON VIC 3072	\$345,000	10-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 03 May 2024



502/9 HIGH STREET PRESTON VIC 3072 Sold Price \$379,000 Sold Date 18-Dec-23

 1  1  1

Distance 1.54km



217/100 PLENTY ROAD PRESTON VIC 3072 Sold Price ^{RS} \$353,000 Sold Date 22-Jan-24

 1  1  1

Distance 1.35km



9/115 HIGH STREET PRESTON VIC 3072 Sold Price ^{RS} \$345,000 ^{UN} Sold Date 10-Apr-24

 1  1  1

Distance 1.19km

RS = Recent sale

UN = Undisclosed Sale

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