

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

19/70-72 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2022

to

31 Aug 2023

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

16/70-72 ST GEORGES ROAD PRESTON VIC 3072	\$650,000	19-Aug-23
3/23 BAILEY AVENUE PRESTON VIC 3072	\$721,000	01-Mar-23
5/747 BELL STREET PRESTON VIC 3072	\$642,000	18-Feb-23

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: 12 September 2023



16/70-72 ST GEORGES ROAD
PRESTON VIC 3072

3 3 1

Sold Price **\$650,000** Sold Date **19-Aug-23**

Distance **0.01km**



3/23 BAILEY AVENUE PRESTON
VIC 3072

2 1 1

Sold Price **\$721,000** Sold Date **01-Mar-23**

Distance **1.58km**



5/747 BELL STREET PRESTON VIC
3072

2 1 1

Sold Price **\$642,000** Sold Date **18-Feb-23**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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