

## 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

36/104 ST GEORGES ROAD PRESTON VIC 3072

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,250

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

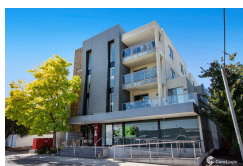
Date of sale

27/46 MARY STREET PRESTON VIC 3072	\$430,000	15-Apr-23
401/154 HIGH STREET PRESTON VIC 3072	\$425,500	07-Sep-23
205/54 HIGH STREET PRESTON VIC 3072	\$421,000	12-May-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: 28 September 2023



**27/46 MARY STREET PRESTON VIC 3072** Sold Price

**\$430,000** Sold Date **15-Apr-23**

 2  1  1

Distance **0.4km**



**401/154 HIGH STREET PRESTON VIC 3072** Sold Price

<sup>RS</sup> **\$425,500** Sold Date **07-Sep-23**

 2  1  1

Distance **0.88km**



**205/54 HIGH STREET PRESTON VIC 3072** Sold Price

<sup>RS</sup> **\$421,000** Sold Date **12-May-23**

 2  1  1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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