

# 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

4 George Street, Preston Vic 3072

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Preston

Period - From 01/04/2023 to 30/06/2023 Source REIV

### 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 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
1	527 Murray Rd PRESTON 3072	\$1,070,000	05/08/2023
2	9 Symons St PRESTON 3072	\$1,050,000	22/04/2023
3	24 George St PRESTON 3072	\$930,500	06/07/2023

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 six months.~~

This Statement of Information was prepared on:

30/08/2023 16:31



**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 521 sqm approx

Agent Comments

## Comparable Properties



**527 Murray Rd PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 430 sqm approx



**9 Symons St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)

**Land Size:** 601 sqm approx



**24 George St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$930,500

**Method:** Sold Before Auction

**Date:** 06/07/2023

**Property Type:** House (Res)