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	9/4 SPRING STREET 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	$360,000	&	$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$627,500	Property type	Unit	Suburb	Preston
Period-from	01 Feb 2024	to	31 Jan 2025	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
510A/6 CLINCH AVENUE PRESTON VIC 3072	$385,000	29-Nov-24
19/104 ST GEORGES ROAD PRESTON VIC 3072	$364,000	12-Dec-24
3/10 CLINCH AVENUE PRESTON VIC 3072	$380,000	15-Oct-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: 06 February 2025

Gavin Johnston
P 0434991907
M 0434991907
E gjohnston@hockingstuart.com



510A/6 CLINCH AVENUE PRESTON VIC 3072

1 1 1

Sold Price RS **$385,000** Sold Date **29-Nov-24**

Distance **0.13km**



19/104 ST GEORGES ROAD PRESTON VIC 3072

1 1 1

Sold Price **$364,000** Sold Date **12-Dec-24**

Distance **0.23km**



3/10 CLINCH AVENUE PRESTON VIC 3072

1 1 1

Sold Price **$380,000** Sold Date **15-Oct-24**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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