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	1 Eastwood Avenue 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,050	Property type	House	Suburb	Preston
Period-from	01 Jan 2021	to	31 Dec 2021	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
113 St Georges Road Preston VIC 3072	$1,100,000	25-Nov-20
4 Park Avenue Preston VIC 3072	$1,200,000	20-Mar-21
80 St Georges Road Preston VIC 3072	$1,185,000	02-Sep-21

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: 31 January 2022

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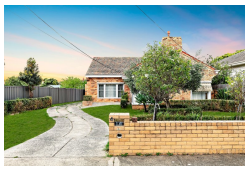
113 St Georges Road Preston VIC 3072

4 2 3

Sold Price **$1,100,000** Sold Date **25-Nov-20**

Distance **0.12km**



4 Park Avenue Preston VIC 3072

3 1 4

Sold Price **$1,200,000** Sold Date **20-Mar-21**

Distance **0.34km**



80 St Georges Road Preston VIC 3072

3 2 8

Sold Price **$1,185,000** Sold Date **02-Sep-21**

Distance **0.51km**



19 Leonard Street Preston VIC 3072

3 1 1

Sold Price **$1,110,000** Sold Date **11-Mar-21**

Distance **0.54km**

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

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