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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$501,250	Property type	Unit	Suburb	Preston
Period-from	01 Dec 2022	to	30 Nov 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
4/189 BELL STREET PRESTON VIC 3072	$640,000	19-Nov-23
16/70-72 ST GEORGES ROAD PRESTON VIC 3072	$650,000	19-Aug-23
3/2 BRUCE STREET PRESTON VIC 3072	$660,000	19-Sep-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: 11 December 2023

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4/189 BELL STREET PRESTON VIC 3072

2 1 -

Sold Price RS $640,000 Sold Date 19-Nov-23

Distance 1.18km



16/70-72 ST GEORGES ROAD PRESTON VIC 3072

3 3 1

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

Distance 0.01km



3/2 BRUCE STREET PRESTON VIC 3072

2 1 1

Sold Price $660,000 Sold Date 19-Sep-23

Distance 0.41km

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

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