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	1/104 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	$390,000	&	$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 Nov 2021	to	31 Oct 2022	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
9/26 ASHLEY STREET RESERVOIR VIC 3073	$400,000	29-Aug-22
201/100 PLENTY ROAD PRESTON VIC 3072	$400,000	26-Aug-22
408/49 PLENTY ROAD PRESTON VIC 3072	$407,000	05-Jul-22

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: 29 November 2022

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9/26 ASHLEY STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$400,000** Sold Date **29-Aug-22**

Distance **2.39km**



201/100 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price Sold Date **26-Aug-22**

Distance **1.28km**



408/49 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price **$407,000** Sold Date **05-Jul-22**

Distance **1.26km**

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

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