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	48/104 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	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$517,500	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
106/204 HIGH STREET PRESTON VIC 3072	$325,000	12-Nov-23
514/2 PLENTY ROAD PRESTON VIC 3072	$335,000	02-Sep-23
606/50 HIGH STREET PRESTON VIC 3072	$347,000	31-Aug-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: 20 December 2023

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106/204 HIGH STREET PRESTON VIC 3072

1 1 -

Sold Price RS $325,000 Sold Date 12-Nov-23

Distance 0.71km



514/2 PLENTY ROAD PRESTON VIC 3072

1 1 1

Sold Price $335,000 Sold Date 02-Sep-23

Distance 1.49km



606/50 HIGH STREET PRESTON VIC 3072

1 1 1

Sold Price RS $347,000 Sold Date 31-Aug-23

Distance 1.25km

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

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