

## 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

17/70-72 ST GEORGES ROAD PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2022

to

31 Oct 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

502/7 WARRS AVENUE PRESTON VIC 3072	\$680,000	27-Sep-23
16/70-72 ST GEORGES ROAD PRESTON VIC 3072	\$650,000	19-Aug-23
14 ELM STREET PRESTON VIC 3072	\$693,000	20-Jul-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: 28 November 2023


**502/7 WARRS AVENUE PRESTON  
VIC 3072**

Sold Price

**\$680,000**

Sold Date

**27-Sep-23**


Distance

**0.68km**

**16/70-72 ST GEORGES ROAD  
PRESTON VIC 3072**

Sold Price

**\$650,000**

Sold Date

**19-Aug-23**


Distance

**0.01km**

**14 ELM STREET PRESTON VIC 3072**

Sold Price

**\$693,000**

Sold Date

**20-Jul-23**


Distance

**3.14km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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