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

11/104 St Georges Road, Preston Vic 3072

Indicative selling price

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Single price \$339,000

Median sale price

Median price	\$632,000	Pro	perty Type Unit	:	Su	uburb	Preston
Period - From	01/10/2019	to	31/12/2019	Sou	urce RE	EIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/555-557 Gilbert Rd PRESTON 3072	\$342,500	07/12/2019
2	311/2-10 Plenty Rd PRESTON 3072	\$337,500	29/08/2019
3	19/104 St Georges Rd PRESTON 3072	\$335,000	25/09/2019

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 six months.

This Statement of Information was prepared on:

10/02/2020 09:28



11/104 St Georges Road, Preston Vic 3072

LOVE & CO





Property Type: Apartment Agent Comments

George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$339,000 Median Unit Price December quarter 2019: \$632,000

Comparable Properties

4/555-557 Gilbert Rd PRESTON 3072 (REI)



Price: \$342,500 Method: Auction Sale Date: 07/12/2019 Property Type: Apartment Agent Comments

311/2-10 Plenty Rd PRESTON 3072 (REI)

Agent Comments

Agent Comments



Price: \$337,500 Method: Private Sale Date: 29/08/2019 Rooms: 2 Property Type: Apartment



19/104 St Georges Rd PRESTON 3072 (REI)



Price: \$335,000 Method: Private Sale Date: 25/09/2019 Property Type: Unit

Account - Love & Co



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.