

## 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

78 St Georges Road Preston VIC 3072

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,050

Property type

House

Suburb

Preston

Period-from

01 Jan 2021

to

31 Dec 2021

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

3 Cooma Street Preston VIC 3072	\$1,050,000	11-Oct-21
18 Watson Street Preston VIC 3072	\$1,015,000	06-Oct-21
532 Bell Street Preston VIC 3072	\$1,075,000	21-Jul-21

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: 19 January 2022


**3 Cooma Street Preston VIC 3072**

Sold Price

**\$1,050,000**

Sold Date

**11-Oct-21**
 3

 1

 1

Distance

**0.65km**

**18 Watson Street Preston VIC 3072**

Sold Price

**\$1,015,000**

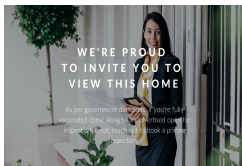
Sold Date

**06-Oct-21**
 3

 1

 2

Distance

**1.39km**

**532 Bell Street Preston VIC 3072**

Sold Price

**\$1,075,000**

Sold Date

**21-Jul-21**
 3

 1

 2

Distance

**0.52km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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