

# 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

80 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)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,224,500 Property Type House Suburb Preston

Period - From 01/01/2021 to 31/03/2021 Source REIV

### 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.

	Address of comparable property	Price	Date of sale
1	564 Bell St PRESTON 3072	\$999,995	03/04/2021
2	27 Oakover Rd PRESTON 3072	\$1,035,000	30/03/2021
3	105 St Georges Rd PRESTON 3072	\$990,000	27/01/2021

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:

12/07/2021 12:06



**Rooms:** 5

**Property Type:** House

Agent Comments

## Comparable Properties



**564 Bell St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$999,995

**Method:** Private Sale

**Date:** 03/04/2021

**Property Type:** House

**Land Size:** 548 sqm approx



**27 Oakover Rd PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 30/03/2021

**Property Type:** House

**Land Size:** 471 sqm approx

**105 St Georges Rd PRESTON 3072 (VG)**

Agent Comments



**Price:** \$990,000

**Method:** Sale

**Date:** 27/01/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 444 sqm approx