



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 14/102-106 St Georges Road Preston 3072 (2 bed)

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 \$380,000 & \$410,000

Median sale price

(*Delete house or unit as applicable)

Median price \$429,000 *House *Unit x Suburb Preston 3072

Period - From December 17 to December 17 Source RP Data

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
20/104 St Georges Road Preston (1 bed)	\$340,000	24/3/2018
102/204 High Street Preston (2 bed)	\$400,000	21/2/2018
110/450 Bell Street Preston (2 bed)	\$400,000	14/11/2017

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.