

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

11/102-106 ST GEORGES ROAD PRESTON VIC 3072

Indicative selling price

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

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2023

to

31 May 2024

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

9/115 HIGH STREET PRESTON VIC 3072	\$345,000	10-Apr-24
503/9 HIGH STREET PRESTON VIC 3072	\$379,000	12-Apr-24
301/204 HIGH STREET PRESTON VIC 3072	\$375,000	31-Mar-15

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: 03 June 2024

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9/115 HIGH STREET PRESTON VIC 3072

Sold Price ^{RS} **\$345,000** ^{UN} Sold Date **10-Apr-24**

 1  1  1

Distance **1.19km**



503/9 HIGH STREET PRESTON VIC 3072

Sold Price **\$379,000** Sold Date **12-Apr-24**

 1  1  -

Distance **1.54km**



301/204 HIGH STREET PRESTON VIC 3072

Sold Price **\$375,000** Sold Date **31-Mar-15**

 1  1  -

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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