

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

4/70-72 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 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

19/70-72 ST GEORGES ROAD PRESTON VIC 3072	\$642,888	22-Feb-24
503/191 HIGH STREET PRESTON VIC 3072	\$640,000	26-Mar-24
113/183 HIGH STREET PRESTON VIC 3072	\$600,000	02-Mar-24

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: 06 May 2024

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**19/70-72 ST GEORGES ROAD
PRESTON VIC 3072**

 3  3  1

Sold Price **\$642,888** Sold Date **22-Feb-24**

Distance **0.02km**



**503/191 HIGH STREET PRESTON
VIC 3072**

 2  2  1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **26-Mar-24**

Distance **0.47km**



113/183 HIGH STREET PRESTON VIC 3072

 2  2  1

Sold Price **\$600,000** Sold Date **02-Mar-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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