

# 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 44/102-106 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 \$450,000 & \$470,000

### Median sale price

Median price \$600,500 Property Type Unit Suburb Preston

Period - From 01/07/2024 to 30/09/2024 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	604/47-53 Plenty Rd PRESTON 3072	\$461,000	01/11/2024
2	609/49 Plenty Rd PRESTON 3072	\$450,000	23/05/2024
3	410/100 Plenty Rd PRESTON 3072	\$462,000	08/05/2024

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: 04/11/2024 14:14



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**604/47-53 Plenty Rd PRESTON 3072 (REI)**

Agent Comments



**Price:** \$461,000

**Method:** Private Sale

**Date:** 01/11/2024

**Property Type:** Apartment



**609/49 Plenty Rd PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 23/05/2024

**Property Type:** Apartment



**410/100 Plenty Rd PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$462,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** Unit

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