

# 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 42/102-104 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 \$420,000 & \$460,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Preston

Period - From 01/01/2024 to 31/12/2024 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	5/44-46 Mary St PRESTON 3072	\$450,000	23/01/2025
2	44/102-106 St Georges Rd PRESTON 3072	\$470,000	28/11/2024
3	12/102-106 St Georges Rd PRESTON 3072	\$420,000	01/10/2024

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: 06/03/2025 16:20



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending December 2024: \$615,000

## Comparable Properties

5/44-46 Mary St PRESTON 3072 (REI)

Agent Comments



Price: \$450,000

Method:

Date: 23/01/2025

Property Type: Apartment



44/102-106 St Georges Rd PRESTON 3072 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 28/11/2024

Property Type: Apartment



12/102-106 St Georges Rd PRESTON 3072 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 01/10/2024

Rooms: 4

Property Type: Apartment

Account - Love & Co



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