

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

1/23 Murphy Grove, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$740,000

Median sale price

Median price \$624,000 Property Type Unit Suburb Preston

Period - From 01/01/2024 to 31/03/2024 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	5/48 Cooper St PRESTON 3072	\$725,000	19/05/2024
2	2/64 Beauchamp St PRESTON 3072	\$717,000	16/03/2024
3	2/137 Bell St PRESTON 3072	\$716,000	19/03/2024

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:

12/06/2024 15:50

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Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

March quarter 2024: \$624,000


 2
  1
  2
Rooms: 4**Property Type:** Unit**Land Size:** 282 sqm approx

Agent Comments

Comparable Properties

**5/48 Cooper St PRESTON 3072 (REI)**
 2
  1
  1
Price: \$725,000**Method:** Auction Sale**Date:** 19/05/2024**Property Type:** Unit

Agent Comments

5/48 Cooper Street, Preston is a good comparable as both properties are two bed units with renovated interiors.

**2/64 Beauchamp St PRESTON 3072 (REI/VG)**
 2
  1
  1
Price: \$717,000**Method:** Auction Sale**Date:** 16/03/2024**Property Type:** Unit

Agent Comments

2/64 Beauchamp is a comparable property as it is also a single story villa unit with 2 bedrooms. I would say that overall the bedrooms and living room are larger than at Murphy Grove but this property is less renovated. Both have well looked after brick facades.

**2/137 Bell St PRESTON 3072 (REI/VG)**
 2
  1
  2
Price: \$716,000**Method:** Private Sale**Date:** 19/03/2024**Property Type:** Unit**Land Size:** 367 sqm approx

Agent Comments

2/137 Bell St is a comparable to Murphy Grove as it sits on a similar size of land. Both are villa units featuring two bedrooms, but the main feature of both is the hard-to-find indoor, outdoor entertaining and the gardens

Account - Whitefox Real Estate | P: 96459699



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