

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

1/397 MURRAY 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/189 BELL STREET PRESTON VIC 3072	\$640,000	19-Nov-23
4/226 GOWER STREET PRESTON VIC 3072	\$600,000	09-Oct-23
3/539 GILBERT ROAD PRESTON VIC 3072	\$640,000	22-Jul-23

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: 28 November 2023



4/189 BELL STREET PRESTON VIC 3072

Sold Price

^{RS} **\$640,000**

Sold Date

19-Nov-23

 2  1  -

Distance

1.87km



4/226 GOWER STREET PRESTON VIC 3072

Sold Price

^{RS} **\$600,000**

Sold Date

09-Oct-23

 2  1  1

Distance

1.46km



3/539 GILBERT ROAD PRESTON VIC 3072

Sold Price

\$640,000

Sold Date

22-Jul-23

 2  2  1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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