

# 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

1/492 Murray 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 \$660,000 & \$720,000

### 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	4/397 Murray Rd PRESTON 3072	\$715,000	27/03/2024
2	5/173a Spring St RESERVOIR 3073	\$710,000	12/04/2024
3	3/588 Plenty Rd PRESTON 3072	\$687,000	06/04/2024

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:

22/05/2024 14:25



2 1 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$660,000 - \$720,000  
**Median Unit Price**  
March quarter 2024: \$624,000

## Comparable Properties



4/397 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** Townhouse (Single)



5/173a Spring St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 12/04/2024

**Property Type:** Townhouse (Res)



3/588 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

**Price:** \$687,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** Townhouse (Res)

Account - Love & Co