

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

13/465 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/42 GARNET STREET PRESTON VIC 3072	\$665,000	09-Dec-23
5/72 BRUCE STREET PRESTON VIC 3072	\$655,000	18-Nov-23
6/20-24 KENDALL STREET PRESTON VIC 3072	\$680,000	16-Nov-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: 08 March 2024



**1/42 GARNET STREET PRESTON
VIC 3072**

2 1 2

Sold Price **\$665,000** Sold Date **09-Dec-23**

Distance **1.49km**

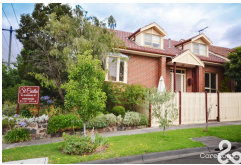


**5/72 BRUCE STREET PRESTON VIC
3072**

2 1 1

Sold Price ^{RS} **\$655,000** Sold Date **18-Nov-23**

Distance **0.63km**



**6/20-24 KENDALL STREET
PRESTON VIC 3072**

2 1 1

Sold Price **\$680,000** Sold Date **16-Nov-23**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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