

## 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

438 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Preston

Period-from

01 Sep 2022

to

31 Aug 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

8 STEPHEN STREET PRESTON VIC 3072	\$1,380,000	22-Apr-23
7 DAVIES STREET PRESTON VIC 3072	\$1,346,500	15-Jul-23
42 GOODWIN STREET PRESTON VIC 3072	\$1,335,000	25-Mar-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 September 2023

**8 STEPHEN STREET PRESTON VIC 3072**

4 1 2

Sold Price

**\$1,380,000**

Sold Date

**22-Apr-23**

Distance

**1.44km****7 DAVIES STREET PRESTON VIC 3072**

3 1 2

Sold Price

<sup>RS</sup> **\$1,346,500**

Sold Date

**15-Jul-23**

Distance

**1.54km****42 GOODWIN STREET PRESTON VIC 3072**

3 1 1

Sold Price

**\$1,335,000**

Sold Date

**25-Mar-23**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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