

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

125/388 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2020

to

31 Mar 2021

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

128/388 Murray Road Preston VIC 3072	\$440,000	10-Dec-20
402/388 Murray Road Preston VIC 3072	\$495,000	30-Jan-21
5/297 Plenty Road Preston VIC 3072	\$435,000	30-Mar-21

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 April 2021



128/388 Murray Road Preston VIC 3072

Sold Price **\$440,000** Sold Date **10-Dec-20**

2 2 1

Distance -



402/388 Murray Road Preston VIC 3072

Sold Price **\$495,000** Sold Date **30-Jan-21**

2 2 1

Distance -



5/297 Plenty Road Preston VIC 3072

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **30-Mar-21**

2 2 1

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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