

## 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

2/401 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,850

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2020

to

31 Oct 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

6/397 Murray Road Preston VIC 3072	\$760,000	19-Jun-21
3/590 Murray Road Preston VIC 3072	\$745,000	26-May-21
1E South Street Preston VIC 3072	\$741,500	31-May-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: 25 November 2021

**6/397 Murray Road Preston VIC 3072**

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Sold Price **\$760,000** Sold Date **19-Jun-21**Distance **0.07km****3/590 Murray Road Preston VIC 3072**

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Sold Price **\$745,000** Sold Date **26-May-21**Distance **0.4km****1E South Street Preston VIC 3072**

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Sold Price **\$741,500** Sold Date **31-May-21**Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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