

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

128/388 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

Preston

Period-from

01 Dec 2023

to

30 Nov 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

203/356 BELL STREET PRESTON VIC 3072	\$510,000	04-Sep-24
901/5 BLANCH STREET PRESTON VIC 3072	\$438,500	05-Sep-24
102B/8 CLINCH AVENUE PRESTON VIC 3072	\$489,000	29-Apr-24

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: 31 December 2024