

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

2/23 MURPHY GROVE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2024

to

31 Dec 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

1/22 MURPHY GROVE PRESTON VIC 3072	\$725,000	30-Aug-24
2/34 SYLVESTER GROVE PRESTON VIC 3072	\$687,500	02-Oct-24
4/124-126 TYLER STREET PRESTON VIC 3072	\$700,000	23-Nov-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.~~

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**1/22 MURPHY GROVE PRESTON
VIC 3072**

2 1 1

Sold Price **\$725,000** Sold Date **30-Aug-24**

Distance **0.08km**



**2/34 SYLVESTER GROVE PRESTON
VIC 3072**

2 1 1

Sold Price **\$687,500** Sold Date **02-Oct-24**

Distance **0.23km**



**4/124-126 TYLER STREET
PRESTON VIC 3072**

2 1 1

Sold Price ^{RS} **\$700,000** Sold Date **23-Nov-24**

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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