

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

102 Murray Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,345,000

Median sale price

Median price \$1,162,500

Property Type House

Suburb Preston

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 six 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	9 Hurlstone Av PRESTON 3072	\$1,297,500	07/09/2024
2	85 Plenty Rd PRESTON 3072	\$1,330,000	07/09/2024
3	59 Youngman St PRESTON 3072	\$1,365,000	24/08/2024

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 six months.~~

This Statement of Information was prepared on:

16/12/2024 15:09



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Property Type: House (Res)

Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price

\$1,345,000

Median House Price

September quarter 2024: \$1,162,500

Comparable Properties



9 Hurlstone Av PRESTON 3072 (REI/VG)

Agent Comments

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  1
  3

Price: \$1,297,500

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 618 sqm approx



85 Plenty Rd PRESTON 3072 (REI)

Agent Comments

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Price: \$1,330,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)



59 Youngman St PRESTON 3072 (REI/VG)

Agent Comments

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  1
  1

Price: \$1,365,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 397 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100