Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |102 Murray Road, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.au	l/underquoting				
Single price	e \$1,345,000							
Median sale price								
Median price	\$1,162,500	Pro	operty Type Hou	ISE	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.

Add	dress 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









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) 4 1 3 Price: \$1,297,500 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res) Land Size: 618 sqm approx	Agent Comments
85 Plenty Rd PRESTON 3072 (REI) 4 2 2 1 Price: \$1,330,000 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res)	Agent Comments
59 Youngman St PRESTON 3072 (REI/VG) 4 1 1 1 Price: \$1,365,000 Method: Auction Sale Date: 24/08/2024 Property Type: House (Res) Land Size: 397 sqm approx	Agent Comments

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



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