

## 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

318/388 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

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2021

to

31 Jan 2022

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

212/388 Murray Road Preston VIC 3072	\$485,000	08-Oct-21
112/388 Murray Road Preston VIC 3072	\$480,000	15-Nov-21
14/400 Murray Road Preston VIC 3072	\$450,000	23-Dec-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: 22 February 2022



**212/388 Murray Road Preston VIC 3072**

Sold Price

**\$485,000**

Sold Date

**08-Oct-21**

 2  2  1

Distance

-



**112/388 Murray Road Preston VIC 3072**

Sold Price

**\$480,000**

Sold Date

**15-Nov-21**

 2  2  1

Distance

-



**14/400 Murray Road Preston VIC 3072**

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**23-Dec-21**

 2  1  1

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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