

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

5/396 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$636,000 Property Type Unit Suburb Preston

Period - From 01/10/2020 to 31/12/2020 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	128/388 Murray Rd PRESTON 3072	\$440,000	10/12/2020
2	1/605 Gilbert Rd PRESTON 3072	\$420,000	15/12/2020
3	202/100 Plenty Rd PRESTON 3072	\$405,000	17/12/2020

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:

24/02/2021 12:59



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2020: \$636,000

Comparable Properties

128/388 Murray Rd PRESTON 3072 (VG)

Agent Comments

 2  -  -

Price: \$440,000

Method: Sale

Date: 10/12/2020

Property Type: Strata Flat - Single OYO Flat

1/605 Gilbert Rd PRESTON 3072 (VG)

Agent Comments

 2  -  -

Price: \$420,000

Method: Sale

Date: 15/12/2020

Property Type: Strata Flat - Single OYO Flat



202/100 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$405,000

Method: Sold Before Auction

Date: 17/12/2020

Property Type: Apartment