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

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3080000	&	\$740,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$627,500	Property type	Unit	Suburb	Preston		

31 Dec 2024

Source

to

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2024

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.

This Statement of Information was prepared on: 20 January 2025



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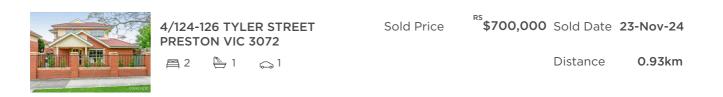
E christine@loyalventure.com.au



C.	1/22 M VIC 30		GROVE PRESTON	Sold Price	\$725,000	Sold Date	30-Aug-24
oLogic	昌 2	1	⇔1			Distance	0.08km



2/34 SYLVEST VIC 3072	ER GROVE PRESTON Sold Price	\$687,500	Sold Date	02-Oct-24
🛱 2 👆 1	⇔1		Distance	0.23km



RS = Recent sale UN = Undisclosed Sale

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