

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

119/388 Murray Road Preston VIC 3072

Indicative selling price

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

Single Price

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Preston

Period-from

01 Dec 2018

to

30 Nov 2019

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

409/356 Bell Street Preston VIC 3072	\$390,000	03-Sep-19
401/100 Plenty Road Preston VIC 3072	\$374,500	25-Jun-19
411/100 Plenty Road Preston VIC 3072	\$360,000	28-Sep-19

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: 10 December 2019



409/356 Bell Street Preston VIC 3072

2 1 1

Sold Price

\$390,000

Sold Date

03-Sep-19

Distance

0.89km



401/100 Plenty Road Preston VIC 3072

2 1 1

Sold Price

\$374,500

Sold Date

25-Jun-19

Distance

1.52km



411/100 Plenty Road Preston VIC 3072

2 1 1

Sold Price

\$360,000

Sold Date

28-Sep-19

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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