

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|----------------------------------|
| Address Including suburb and postcode | 11/397 Murray Road Preston, 3072 |
|---|----------------------------------|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$670,000 & \$700,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|--------------|---------------|-------------|--------|-----------|
| Median price | NOT PROVIDED | Property Type | UNIT | Suburb | PRESTON |
| Period - From | 01-Jan-2023 | to | 31-Dec-2023 | Source | Corelogic |

Comparable property sales

| | Address of comparable property | Price | Date of sale |
|---|--|--------------|--------------|
| 1 | 4/18 SHEFFIELD STREET PRESTON VIC 3072 | \$667,000 | 08-Dec-2023 |
| 2 | 1/397 MURRAY ROAD PRESTON VIC 3072 | \$670,000 | 19-Dec-2023 |
| 3 | NOT PROVIDED | NOT PROVIDED | 19-May-2023 |

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 08-Feb-2024 at 2:56:34 PM EST