

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 20-Mar-2025 at 1:33:52 PM AEDT