g30/388 Murray Road, Preston Vic 3072

hockingstuart





Rooms: **Property Type:** Agent Comments

Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

> **Indicative Selling Price** \$395,000 - \$410,000 **Median Unit Price** March guarter 2017: \$512,000

Comparable Properties





Price: \$410,000

Method: Private Sale Date: 20/10/2016 Rooms: 4 Property Type: Apartment

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propertydata

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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	g30/388 Murray Road, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range betweer	n \$395,000		&		\$410,000			
Median sale price								
Median price	\$512,000		Unit	х	Sub	ourb	Preston	
Period - From	01/01/2017	to	31/0	3/2017	Source	REIV	1	

Comparable property sales

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	
114/388 Murray Rd PRESTON 3072	\$425,000	01/08/2016	
414/388 Murray Rd PRESTON 3072	\$415,000	18/11/2016	
130/388 Murray Rd PRESTON 3072	\$410,000	20/10/2016	

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