# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for:	sale
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Address
Including suburb and postcode

4/584 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	\$535,000	<del>or range</del> <del>between</del>		&	
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# Median sale price

(\*Delete house or unit as applicable)

Median Price	\$460,000	Prop	erty type	e Unit		Suburb	Preston
Period-from	01 Dec 2018	to	30 Nov 2	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
2/1-3 Hemburrow Street Preston VIC 3072	\$548,000	07-Dec-19
14/45-47 James Street Preston VIC 3072	\$521,000	29-Jun-19
3/27 Arthur Street Coburg North VIC 3058	\$545,000	14-Dec-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: 18 December 2019





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2/1-3 Hemburrow Street Preston VIC 3072

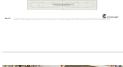
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Sold Price

RS \$548,000 Sold Date 07-Dec-19

Distance

0.31km



14/45-47 James Street Preston VIC Sold Price 3072

**\$521,000** Sold Date **29-Jun-19** 

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Distance

0.36km



3/27 Arthur Street Coburg North **VIC 3058** 

Sold Price

RS \$545,000 Sold Date 14-Dec-19

1.47km

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Distance

**RS** = Recent sale

UN = Undisclosed Sale

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