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

126 Murray Road, Preston Vic 3072

Indicative selling price

For the meaning	of this price see) cons	sumer.vic.go	v.au	ı/underquot	ting		
Single price	e \$909,000							
Median sale p	rice							
Median price	\$1,120,000	Pro	operty Type	Ηοι	lse		Suburb	Preston
Period - From	20/03/2022	to	19/03/2023		So	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	23 Barwon Av RESERVOIR 3073	\$980,000	21/01/2023
2	89 Summerhill Rd RESERVOIR 3073	\$960,000	14/11/2022
3	11 Wimmera Av RESERVOIR 3073	\$880,000	18/03/2023

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 six months.

This Statement of Information was prepared on:

20/03/2023 09:57

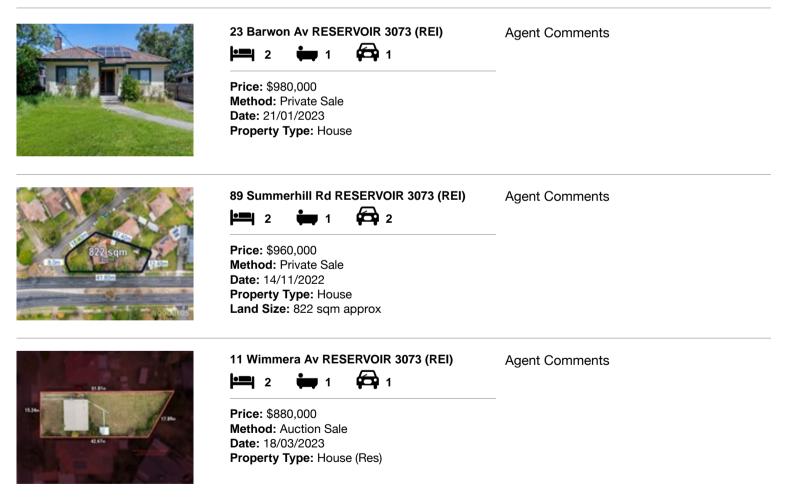






Property Type: House Land Size: 648 sqm approx Agent Comments Indicative Selling Price \$909,000 Median House Price 20/03/2022 - 19/03/2023: \$1,120,000

Comparable Properties



Account - Love & Co



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