

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 consumer.vic.gov.au/underquoting

Single price

\$909,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Preston

Period - From

20/03/2022

to

19/03/2023

Source

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.

	Address 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



2
 1
 1

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



23 Barwon Av RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$980,000
Method: Private Sale
Date: 21/01/2023
Property Type: House



89 Summerhill Rd RESERVOIR 3073 (REI)

Agent Comments

2
 1
 2

Price: \$960,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 822 sqm approx



11 Wimmera Av RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$880,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)

Account - Love & Co