

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 6/602 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$600,500 Property Type Unit Suburb Preston

Period - From 01/07/2024 to 30/09/2024 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	12/102-106 St Georges Rd PRESTON 3072	\$420,000	01/10/2024
2	G17/388 Murray Rd PRESTON 3072	\$430,000	05/09/2024
3	7/466 Bell St PRESTON 3072	\$400,000	08/06/2024

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: 02/12/2024 12:34



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

September quarter 2024: \$600,500

Comparable Properties



12/102-106 St Georges Rd PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$420,000

Method: Private Sale

Date: 01/10/2024

Rooms: 4

Property Type: Apartment



G17/388 Murray Rd PRESTON 3072 (REI)

Agent Comments

 2  2  1

Price: \$430,000

Method: Private Sale

Date: 05/09/2024

Property Type: Apartment



7/466 Bell St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$400,000

Method: Private Sale

Date: 08/06/2024

Property Type: Unit

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