Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	6/602 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 between \$390	,000	&	\$429,000
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Median sale price

Median price	\$600,500	Pro	perty Type U	nit		Suburb	Preston
Period - From	01/07/2024	to	30/09/2024	Sc	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.

Address of comparable property

Add	dress 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 comparableproperties 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)

2

Price: \$420,000 Method: Private Sale Date: 01/10/2024

Rooms: 4

Property Type: Apartment

Agent Comments



G17/388 Murray Rd PRESTON 3072 (REI)

2



Agent Comments

Price: \$430,000 Method: Private Sale Date: 05/09/2024

Property Type: Apartment

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

Price: \$400,000



Agent Comments

Method: Private Sale Date: 08/06/2024 Property Type: Unit

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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