

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

113 Murray Road, Preston Vic 3072

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$960,000

Median sale price

Median price \$1,051,500

House

X

Unit

Suburb Preston

Period - From 01/10/2017

to

31/12/2017

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	17 Ruby St PRESTON 3072	\$925,000	15/12/2017
2	85 Murray Rd PRESTON 3072	\$950,000	11/11/2017
3	52 Madeline St PRESTON 3072	\$975,000	17/03/2018

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.



 3  1  2

Rooms:

Property Type: House

Land Size: 551 approx sqm
approx

Agent Comments

Indicative Selling Price

\$900,000 - \$960,000

Median House Price

December quarter 2017: \$1,051,500

Comparable Properties



17 Ruby St PRESTON 3072 (REI)

Agent Comments

 3  1  3

Price: \$925,000

Method: Private Sale

Date: 15/12/2017

Rooms: -

Property Type: House



85 Murray Rd PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$950,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 599 sqm approx



52 Madeline St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$975,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)