

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

3/22 Murphy Grove Preston VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

4/55 Regent Street Preston VIC 3072	\$500,000	21-Dec-19
11/149 Dundas Street Preston VIC 3072	\$465,000	29-Dec-19
5/835 Plenty Road Reservoir VIC 3073	\$455,000	29-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 05 March 2020



4/55 Regent Street Preston VIC 3072

2 1 1

Sold Price

\$500,000

Sold Date

21-Dec-19

Distance

1.69km



11/149 Dundas Street Preston VIC 3072

2 1 1

Sold Price

\$465,000

Sold Date

29-Dec-19

Distance

1.79km



5/835 Plenty Road Reservoir VIC 3073

2 1 1

Sold Price

^{RS} **\$455,000**

Sold Date

29-Feb-20

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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