

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

9/396 MURRAY ROAD 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 2024

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

48/104 ST GEORGES ROAD PRESTON VIC 3072	\$350,000	06-Feb-24
4/529 HIGH STREET PRESTON VIC 3072	\$340,000	24-Nov-23
707/5 BLANCH STREET PRESTON VIC 3072	\$340,000	05-Dec-23

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: 23 April 2024



**48/104 ST GEORGES ROAD
PRESTON VIC 3072**

 1  1  -

Sold Price **\$350,000** Sold Date **06-Feb-24**

Distance **0.26km**



**4/529 HIGH STREET PRESTON VIC
3072**

 2  1  1

Sold Price **\$340,000** Sold Date **24-Nov-23**

Distance **0.51km**



**707/5 BLANCH STREET PRESTON
VIC 3072**

 2  1  1

Sold Price

Sold Date **05-Dec-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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