

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

1/492 Murray Road, Preston Vic 3072

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$661,500

Property Type Unit

Suburb Preston

Period - From 01/04/2024

to 30/06/2024

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	2/5 Wright St RESERVOIR 3073	\$600,000	31/07/2024
2	2/7 Butters St RESERVOIR 3073	\$620,000	06/07/2024
3	3/189 Bell St PRESTON 3072	\$600,000	01/04/2024

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:

23/09/2024 14:06



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$599,000

Median Unit Price

June quarter 2024: \$661,500

Comparable Properties



2/5 Wright St RESERVOIR 3073 (REI)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: Townhouse (Res)



2/7 Butters St RESERVOIR 3073 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Townhouse (Res)



3/189 Bell St PRESTON 3072 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 01/04/2024

Property Type: Unit

Land Size: 86 sqm approx

Account - Love & Co