

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

213/388 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|---------------------------------------|-----------|-----------|
| 205A/6 CLINCH AVENUE PRESTON VIC 3072 | \$495,000 | 16-Apr-25 |
| 307/7 WARRS AVENUE PRESTON VIC 3072 | \$476,000 | 15-Nov-24 |
| 405/50 HIGH STREET PRESTON VIC 3072 | \$475,000 | 26-Nov-24 |

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.~~

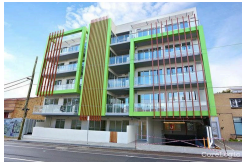
This Statement of Information was prepared on: 13 May 2025



205A/6 CLINCH AVENUE PRESTON VIC 3072 Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **16-Apr-25**

2 2 1

Distance **0.24km**



307/7 WARRS AVENUE PRESTON VIC 3072 Sold Price **\$476,000** Sold Date **15-Nov-24**

2 1 1

Distance **1.4km**



405/50 HIGH STREET PRESTON VIC 3072 Sold Price ^{RS} **\$475,000** Sold Date **26-Nov-24**

2 1 -

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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