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	2/12 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	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$627,500	Property type	Unit	Suburb	Preston
Period-from	01 Feb 2024	to	31 Jan 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
1/20 NEWCASTLE STREET PRESTON VIC 3072	$815,000	10-Oct-24
2/18A TYNAN STREET PRESTON VIC 3072	$800,000	25-Sep-24
3/18 BELGROVE STREET PRESTON VIC 3072	$790,000	24-Oct-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: 05 February 2025

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1/20 NEWCASTLE STREET PRESTON VIC 3072

3 1 1

Sold Price **$815,000** Sold Date **10-Oct-24**

Distance **1.55km**



2/18A TYNAN STREET PRESTON VIC 3072

3 1 1

Sold Price **$800,000** Sold Date **25-Sep-24**

Distance **2.37km**



3/18 BELGROVE STREET PRESTON VIC 3072

2 2 1

Sold Price **$790,000** Sold Date **24-Oct-24**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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