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	4/184 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	$719,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$621,700	Property type	Unit	Suburb	Preston
Period-from	01 Nov 2020	to	31 Oct 2021	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
2/42-44 Regent Street Preston VIC 3072	$773,000	13-Mar-21
112A Gower Street Preston VIC 3072	$775,000	29-Jan-21
1/588 Plenty Road Preston VIC 3072	$720,000	08-Oct-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: 08 November 2021

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2/42-44 Regent Street Preston VIC 3072

3 1 1

Sold Price **$773,000** Sold Date **13-Mar-21**

Distance **1.4km**

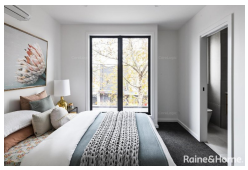


112A Gower Street Preston VIC 3072

3 1 2

Sold Price **$775,000** Sold Date **29-Jan-21**

Distance **0.91km**



1/588 Plenty Road Preston VIC 3072

3 2 1

Sold Price **$720,000** Sold Date **08-Oct-20**

Distance **0.47km**

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

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