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	2/405 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	$510,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 May 2021	to	30 Apr 2022	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
2/14 MCDONALD STREET PRESTON VIC 3072	$605,000	26-Mar-22
2/338 GILBERT ROAD PRESTON VIC 3072	$635,000	20-Apr-22
2/427-431 MURRAY ROAD PRESTON VIC 3072	$695,000	19-Feb-22

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.~~

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2/14 MCDONALD STREET PRESTON VIC 3072

2 1 1

Sold Price RS $605,000 Sold Date 26-Mar-22

Distance 0.1km



2/338 GILBERT ROAD PRESTON VIC 3072

2 1 1

Sold Price RS $635,000 Sold Date 20-Apr-22

Distance 0.22km



2/427-431 MURRAY ROAD PRESTON VIC 3072

2 1 1

Sold Price $695,000 Sold Date 19-Feb-22

Distance 0.28km

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

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