

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

225/388 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2022

to

31 Jul 2023

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

303/10 CLINCH AVENUE PRESTON VIC 3072	\$502,500	22-May-23
2/184 MURRAY ROAD PRESTON VIC 3072	\$558,000	15-Mar-23
103/425 PLENTY ROAD PRESTON VIC 3072	\$540,000	19-Jun-23

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: 03 August 2023

Joanna Zhou
 P 0398998989
 M 0426186737
 E joanna.zhou@eighthquarter.com.au



**303/10 CLINCH AVENUE PRESTON
VIC 3072**

2 2 1

Sold Price

^{RS}

\$502,500

Sold Date **22-May-23**

Distance **0.3km**



**2/184 MURRAY ROAD PRESTON
VIC 3072**

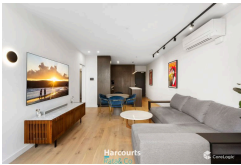
2 2 1

Sold Price

\$558,000

Sold Date **15-Mar-23**

Distance **1.12km**



**103/425 PLENTY ROAD PRESTON
VIC 3072**

2 2 1

Sold Price

^{RS}

\$540,000

Sold Date **19-Jun-23**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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