

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

1/492 Murray Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$599,000

Median sale price

Median price

\$661,500

Property Type

Unit

Suburb

Preston

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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	2/5 Wright St RESERVOIR 3073	\$600,000	31/07/2024
2	2/7 Butters St RESERVOIR 3073	\$620,000	06/07/2024
3	3/189 Bell St PRESTON 3072	\$600,000	01/04/2024

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 six months.~~

This Statement of Information was prepared on:

23/09/2024 14:06

1/492 Murray Road, Preston Vic 3072

LOVE & CO

Eric Brown

9480 2288

0474 870 856

eric.b@lovere.com.au

Indicative Selling Price

\$599,000

Median Unit Price

June quarter 2024: \$661,500



 2  1  1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/5 Wright St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: Townhouse (Res)



2/7 Butters St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$620,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Townhouse (Res)



3/189 Bell St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 01/04/2024

Property Type: Unit

Land Size: 86 sqm approx

Account - Love & Co



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.