

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/149 Dundas Street 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

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,000

\*House

\*Unit

X

Suburb

Preston

Period-from

01 Aug 2018

to

31 Jul 2019

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

311/105 Dundas Street Preston VIC 3072	\$490,000	03-Jun-19
403/33 Seymour Street Preston VIC 3072	\$506,000	11-May-19
4/83 Murray Road Preston VIC 3072	\$490,000	23-Feb-19

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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**311/105 Dundas Street Preston VIC 3072**

Sold Price

<sup>RS</sup>

**\$490,000**

Sold Date

**03-Jun-19**

2

1

1

Distance

**0.33km**



**403/33 Seymour Street Preston VIC 3072**

Sold Price

**\$506,000**

Sold Date

**11-May-19**

2

2

1

Distance

**1.24km**



**4/83 Murray Road Preston VIC 3072**

Sold Price

**\$490,000**

Sold Date

**23-Feb-19**

2

1

1

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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