

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

81a Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$743,250 Property Type Townhouse Suburb Preston

Period - From 17/06/2020 to 16/06/2021 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	4/32 Dundas St THORNBURY 3071	\$701,000	29/05/2021
2	97/93-103 High St PRESTON 3072	\$702,500	15/05/2021
3	10/24 Dundas St THORNBURY 3071	\$730,000	20/02/2021

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:

17/06/2021 18:16



 2.5  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



4/32 Dundas St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$701,000

Method: Auction Sale

Date: 29/05/2021

Property Type: Apartment



97/93-103 High St PRESTON 3072 (REI)

Agent Comments

 2  2  1

Price: \$702,500

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



10/24 Dundas St THORNBURY 3071 (VG)

Agent Comments

 2  -  -

Price: \$730,000

Method: Sale

Date: 20/02/2021

Property Type: Strata Flat - Single OYO Flat