

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

205/105 Dundas Street, Preston Vic 3072

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$658,500

Property Type

Unit

Suburb

Preston

Period - From

01/10/2021

to

31/12/2021

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	7/61 Harold St THORNBURY 3071	\$426,000	30/10/2021
2	2/8 Murray St THORNBURY 3071	\$410,000	14/12/2021
3	10/105 Dundas St PRESTON 3072	\$400,000	18/11/2021

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:

22/02/2022 12:10

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Indicative Selling Price
\$419,000

Median Unit Price
December quarter 2021: \$658,500



Property Type: Apartment
Agent Comments

Comparable Properties



7/61 Harold St THORNBURY 3071 (REI)

Agent Comments



Price: \$426,000
Method: Auction Sale
Date: 30/10/2021
Rooms: 2
Property Type: Apartment



2/8 Murray St THORNBURY 3071 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 14/12/2021
Property Type: Apartment



10/105 Dundas St PRESTON 3072 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 18/11/2021
Property Type: Apartment

Account - Love & Co