

## 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	2.14/105 Dundas Street, Preston Vic 3072
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$480,000	&	\$510,000
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#### Median sale price

Median price	\$550,000	House		Unit	X	Suburb	Preston
Period - From	01/01/2017	to	31/12/2017	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	66/93-103 High St PRESTON 3072	\$555,000	14/10/2017
2	9/77 Pender St THORNBURY 3071	\$485,000	24/03/2018
3	502/277 Raglan St PRESTON 3072	\$474,800	21/10/2017

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.



2 1 1

**Rooms:**

**Property Type:** Apartment

**Land Size:** 70 (internal) 13 (balcony) sqm approx

Agent Comments

## Comparable Properties



**66/93-103 High St PRESTON 3072 (REI)**

Agent Comments

2 2 1

**Price:** \$555,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 4

**Property Type:** Apartment

**9/77 Pender St THORNBURY 3071 (REI)**

Agent Comments

2 1 1

**Price:** \$485,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** Unit



**502/277 Raglan St PRESTON 3072 (REI)**

Agent Comments

2 1 1

**Price:** \$474,800

**Method:** Private Sale

**Date:** 21/10/2017

**Rooms:** 3

**Property Type:** Apartment