

# 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

1/175 Dundas Street, Preston Vic 3072

### Indicative selling price

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

Range between \$590,000 & \$640,000

### Median sale price\*

Median price \$542,500 Property Type Unit Suburb Preston

Period - From 04/08/2020 to 16/11/2020 Source RPDATA

### 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	2/1A Watson St, Preston, Vic 3072, Australia	\$625,000	14/11/2020
2	2/465 Murray Rd, Preston, Vic 3072, Australia	\$630,000	24/10/2020
3	1/241 Wood St, Preston, Vic 3072, Australia	\$613,000	15/08/2020

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:

16/11/2020 17:43

1/175 Dundas Street, Preston Vic 3072



Angelo Bafunno

03 9489 5777

0414 585 777

abafunno@bigginandscott.com.au

**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price \***

04/08/2020 - 16/11/2020: \$542,500

\* Agent calculated median



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**2/1A Watson St, Preston, Vic 3072, Australia (REI)**

Agent Comments



**Price:** \$625,000

**Method:**

**Date:** 14/11/2020

**Property Type:** Unit

**2/465 Murray Rd, Preston, Vic 3072, Australia (REI)**

Agent Comments



**Price:** \$630,000

**Method:**

**Date:** 24/10/2020

**Property Type:** Unit

**1/241 Wood St, Preston, Vic 3072, Australia (REI)**

Agent Comments



**Price:** \$613,000

**Method:**

**Date:** 15/08/2020

**Property Type:** Unit

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788



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.