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

107/105 Dundas Street, Preston Vic 3072

Indicative selling price

	e			/ 1 1'
-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$465,000

Median sale price

Median price	\$460,000	Pro	perty Type Unit	t		Suburb	Preston
Period - From	01/04/2019	to	30/06/2019	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	27/93-103 High St PRESTON 3072	\$462,500	19/03/2019
2	401/1 High St PRESTON 3072	\$460,000	25/06/2019
3	101/1 High St PRESTON 3072	\$460,000	13/04/2019

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:

17/09/2019 16:09



107/105 Dundas Street, Preston Vic 3072

LOVE & CO





Property Type: Apartment Agent Comments

George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$465,000 Median Unit Price June quarter 2019: \$460,000

Comparable Properties



27/93-103 High St PRESTON 3072 (REI)



Price: \$462,500 Method: Private Sale Date: 19/03/2019 Rooms: 3 Property Type: Apartment Agent Comments



401/1 High St PRESTON 3072 (REI)

Price: \$460,000 Method: Private Sale Date: 25/06/2019 Property Type: Apartment

101/1 High St PRESTON 3072 (REI)



Price: \$460,000 Method: Private Sale Date: 13/04/2019 Property Type: Apartment Agent Comments

Agent Comments

Account - Love & Co



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.