

# 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

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

Single price

\$465,000

### Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Preston

Period - From

01/04/2019

to

30/06/2019

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 | 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

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**Indicative Selling Price**

\$465,000

**Median Unit Price**

June quarter 2019: \$460,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

2 1 1

**Price:** \$462,500

**Method:** Private Sale

**Date:** 19/03/2019

**Rooms:** 3

**Property Type:** Apartment



401/1 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 25/06/2019

**Property Type:** Apartment



101/1 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 13/04/2019

**Property Type:** Apartment