

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

115/105 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Preston

Period - From 01/07/2023 to 30/06/2024 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	5/85 Hutton St THORNBURY 3071	\$612,000	18/04/2024
2	103/85 Hutton St THORNBURY 3071	\$585,000	04/04/2024
3	104/425 Plenty Rd PRESTON 3072	\$620,000	18/03/2024

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: 01/08/2024 20:23



 2  2  1

Property Type: Apartment
Land Size: 86 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
Year ending June 2024: \$630,000

Comparable Properties



5/85 Hutton St THORNBURY 3071 (REI/VG)

Agent Comments

 2  2  1

Price: \$612,000
Method: Private Sale
Date: 18/04/2024
Property Type: Apartment
Land Size: 95 sqm approx



103/85 Hutton St THORNBURY 3071 (REI/VG)

Agent Comments

 2  2  1

Price: \$585,000
Method: Sold Before Auction
Date: 04/04/2024
Property Type: Apartment



104/425 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000
Method: Expression of Interest
Date: 18/03/2024
Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996