### 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	25 Dundas Street, Preston Vic 3072
Including suburb and	
postcode	
,	

#### Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000
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#### Median sale price

Median price	\$1,220,000	Pro	perty Type	House		Suburb	Preston
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	19 Flinders St THORNBURY 3071	\$1,996,000	04/12/2024
2	205 Gooch St THORNBURY 3071	\$1,967,500	17/09/2024
3	12 Nichol St PRESTON 3072	\$1,800,000	07/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/02/2025 15:34





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**Indicative Selling Price** \$1,800,000 - \$1,900,000 **Median House Price** Year ending December 2024: \$1,220,000



Rooms: 5

Property Type: House

Land Size: 524.12 sgm approx

**Agent Comments** 

## Comparable Properties



19 Flinders St THORNBURY 3071 (REI)

2

Price: \$1.996.000

Method: Sold Before Auction

Date: 04/12/2024

Property Type: House (Res)

**Agent Comments** 

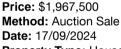


205 Gooch St THORNBURY 3071 (REI/VG)





Agent Comments



Property Type: House (Res) Land Size: 470 sqm approx



12 Nichol St PRESTON 3072 (REI/VG)





**Agent Comments** 

Price: \$1,800,000 Method: Auction Sale Date: 07/09/2024

Property Type: House (Res) Land Size: 650 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



