

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

6/149 DUNDAS STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

7/33 GREGORY GROVE PRESTON VIC 3072	\$310,000	23-Apr-22
3/234 RATHMINES STREET FAIRFIELD VIC 3078	\$315,000	21-Jun-22

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 6 months.

This Statement of Information was prepared on: 04 July 2022



**7/33 GREGORY GROVE PRESTON
VIC 3072**

1 1 1

Sold Price

\$310,000

Sold Date

23-Apr-22

Distance

1.69km



**3/234 RATHMINES STREET
FAIRFIELD VIC 3078**

1 1 1

Sold Price

^{RS}**\$315,000**

Sold Date

21-Jun-22

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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