

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

11/149 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Preston

Period-from

01 Dec 2018

to

30 Nov 2019

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

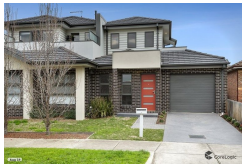
Date of sale

1/1 Bailey Avenue Preston VIC 3072	\$429,000	06-Sep-19
107/105 Dundas Street Preston VIC 3072	\$455,000	14-Oct-19
311/105 Dundas Street Preston VIC 3072	\$490,000	30-May-19

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: 02 December 2019



1/1 Bailey Avenue Preston VIC 3072 Sold Price **\$429,000** Sold Date **06-Sep-19**

 1  1  1

Distance **0.21km**



107/105 Dundas Street Preston VIC 3072 Sold Price ^{RS} **\$455,000** Sold Date **14-Oct-19**

 2  1  1

Distance **0.33km**



311/105 Dundas Street Preston VIC 3072 Sold Price **\$490,000** Sold Date **30-May-19**

 2  1  1

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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