

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	212/105 Dundas Street, Preston Vic 3072
Including suburb and	, and the second se
postcode	

Indicative selling price

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

Single price \$475,000

Median sale price

Median price	\$590,000	Hou	ıse See	Unit	Х	Suburb	Preston
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

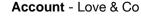
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	6/66 Dundas St THORNBURY 3071	\$500,000	21/08/2018
2	301/1 High St PRESTON 3072	\$465,000	03/10/2018
3	5/76-78 Plenty Rd PRESTON 3072	\$450,000	06/07/2018

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.







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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$475,000 **Median Unit Price** Year ending September 2018: \$590,000

Comparable Properties



6/66 Dundas St THORNBURY 3071 (REI)





Price: \$500,000 Method: Private Sale Date: 21/08/2018

Rooms: -

Property Type: Apartment

Agent Comments



301/1 High St PRESTON 3072 (REI)

-2







Agent Comments

Price: \$465,000 Method: Private Sale Date: 03/10/2018

Rooms: -

Property Type: Apartment

5/76-78 Plenty Rd PRESTON 3072 (REI)





Price: \$450.000

Method: Sold Before Auction

Date: 06/07/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Love & Co





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