

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

312/105 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Preston

Period - From 12/04/2020 to 11/04/2021 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	8/109 Flinders St THORNBURY 3071	\$661,000	27/02/2021
2	5/258 Gower St PRESTON 3072	\$631,000	12/12/2020
3	507/9 High St PRESTON 3072	\$575,000	20/03/2021

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:

12/04/2021 11:40



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

12/04/2020 - 11/04/2021: \$605,000

Comparable Properties



8/109 Flinders St THORNBURY 3071 (REI)

Agent Comments

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Price: \$661,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Apartment



5/258 Gower St PRESTON 3072 (REI)

Agent Comments

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Price: \$631,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Apartment



507/9 High St PRESTON 3072 (REI)

Agent Comments

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Price: \$575,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment