

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

212/105 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Preston

Period-from

01 May 2022

to

30 Apr 2023

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

53/93-103 HIGH STREET PRESTON VIC 3072	\$480,000	14-Feb-23
5/442-446 HIGH STREET NORTHCOTE VIC 3070	\$565,000	24-Jan-23
111/481 HIGH STREET NORTHCOTE VIC 3070	\$565,000	25-Nov-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: 23 May 2023



53/93-103 HIGH STREET PRESTON VIC 3072 Sold Price **\$480,000** Sold Date **14-Feb-23**

2 1 1

Distance **0.92km**



5/442-446 HIGH STREET NORTHCOTE VIC 3070 Sold Price **\$565,000** Sold Date **24-Jan-23**

2 1 1

Distance **1.81km**



111/481 HIGH STREET NORTHCOTE VIC 3070 Sold Price Sold Date **25-Nov-22**

2 1 1

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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