

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

305/105 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$632,000 Property Type Unit Suburb Preston

Period - From 01/10/2019 to 31/12/2019 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 | 401/636 High St THORNBURY 3071 | \$615,000 | 18/02/2020 |
| 2 | 5/110 Normanby Av THORNBURY 3071 | \$585,000 | 23/02/2020 |
| 3 | 3/1a Ballantyne St THORNBURY 3071 | \$545,000 | 21/03/2020 |

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:

24/03/2020 11:30



Property Type: Apartment

Agent Comments

Comparable Properties



401/636 High St THORNBURY 3071 (REI)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 18/02/2020

Property Type: Apartment



5/110 Normanby Av THORNBURY 3071 (REI)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 23/02/2020

Property Type: Apartment



3/1a Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$545,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Apartment