### 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$530,000		&		\$580,000			
Median sale pi	rice							
Median price	\$632,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress 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



305/105 Dundas Street, Preston Vic 3072

# LOVE & CO





**Property Type:** Apartment Agent Comments

Bill Kyriakopoulos 9480 2288 0419 008 008 bill.k@loverealestate.com.au

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price December quarter 2019: \$632,000

## **Comparable Properties**



401/636 High St THORNBURY 3071 (REI)



Price: \$615,000 Method: Sold Before Auction Date: 18/02/2020 Property Type: Apartment



5/110 Normanby Av THORNBURY 3071 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$585,000 Method: Auction Sale Date: 23/02/2020 Property Type: Apartment



3/1a Ballantyne St THORNBURY 3071 (REI)



Price: \$545,000 Method: Auction Sale Date: 21/03/2020 Property Type: Apartment

Account - Love & Co



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.