

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	311/105 Dundas Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$460,000	&	\$490,000

Median sale price

Median price	\$557,750	Hou	se	Unit	х	Suk	ourb	Preston
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

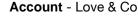
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	11/450 Bell St PRESTON 3072	\$500,000	29/11/2018
2	607/1 High St PRESTON 3072	\$475,000	15/01/2019
3	27/93-103 High St PRESTON 3072	\$462,500	19/03/2019

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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Indicative Selling Price \$460,000 - \$490,000 Median Unit Price Year ending March 2019: \$557,750





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



11/450 Bell St PRESTON 3072 (REI)

2

2

6

Price: \$500,000 Method: Private Sale Date: 29/11/2018

Rooms: -

Property Type: Apartment

Agent Comments



607/1 High St PRESTON 3072 (REI)

2





Price: \$475,000 Method: Private Sale Date: 15/01/2019

Rooms: -

Property Type: Apartment

Agent Comments



27/93-103 High St PRESTON 3072 (REI)



á

6 1

Price: \$462,500 **Method:** Private Sale **Date:** 19/03/2019

Rooms: 3

Property Type: Apartment

Agent Comments

Account - Love & Co





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