

## 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

311/105 Dundas Street, Preston Vic 3072

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&amp;

\$490,000

**Median sale price**

Median price \$557,750

House

Unit

X

Suburb

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.

	Address 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.

Bill Kyriakopoulos

9480 2288

0419 008 008

bill.k@loverealestate.com.au

**Indicative Selling Price**

\$460,000 - \$490,000

**Median Unit Price**

Year ending March 2019: \$557,750



2 1 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**11/450 Bell St PRESTON 3072 (REI)**

**Agent Comments**

2 2 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 29/11/2018

**Rooms:** -

**Property Type:** Apartment



**607/1 High St PRESTON 3072 (REI)**

**Agent Comments**

2 1 1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 15/01/2019

**Rooms:** -

**Property Type:** Apartment



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

**Agent Comments**

2 1 1

**Price:** \$462,500

**Method:** Private Sale

**Date:** 19/03/2019

**Rooms:** 3

**Property Type:** Apartment