

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

213 Dundas Street, Preston Vic 3072

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,242,500

Property Type

House

Suburb

Preston

Period - From

01/01/2024

to

31/03/2024

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	16 Scotia St PRESTON 3072	\$1,271,000	29/04/2024
2	16 Seymour St PRESTON 3072	\$1,295,000	18/03/2024
3	52 Goldsmith Av PRESTON 3072	\$1,285,000	24/02/2024

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:

31/05/2024 11:28

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2024: \$1,242,500



3 1 2

Property Type:

Agent Comments

Comparable Properties



16 Scotia St PRESTON 3072 (REI)

Agent Comments

4 1 3

Price: \$1,271,000

Method:

Date: 29/04/2024

Property Type: House



16 Seymour St PRESTON 3072 (REI)

Agent Comments

3 2 3

Price: \$1,295,000

Method:

Date: 18/03/2024

Property Type: House



52 Goldsmith Av PRESTON 3072 (REI)

Agent Comments

3 2 3

Price: \$1,285,000

Method:

Date: 24/02/2024

Property Type: House

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614