

# Harcourts

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 DUNDAS STREET, PRESTON, VIC 3072  2  1  1

### Indicative Selling Price

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

Price Range: **\$1,150,000 to \$1,265,000**

Provided by: George Ioannou, Harcourts Preston

## MEDIAN SALE PRICE



PRESTON, VIC, 3072

Suburb Median Sale Price (House)

**\$910,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



60 CARLISLE ST, PRESTON, VIC 3072

 2  1  1

Sale Price

**\*\$1,108,000**

Sale Date: 20/04/2017

Distance from Property: 377m



32 MIHIL ST, PRESTON, VIC 3072

 2  1  2

Sale Price

**\$1,376,000**

Sale Date: 18/02/2017

Distance from Property: 503m



1 CAROLINE CRT, PRESTON, VIC 3072

 3  2  4

Sale Price

**\$1,267,500**

Sale Date: 13/05/2017

Distance from Property: 309m



This report has been compiled on 31/07/2017 by Harcourts Preston. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

113 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)

Price Range: \$1,150,000 to \$1,265,000

### Median sale price

Median price \$910,000

House

Unit

Suburb

PRESTON

Period 01 July 2016 to 30 June 2017

Source



### Comparable property sales

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
60 CARLISLE ST, PRESTON, VIC 3072	*\$1,108,000	20/04/2017
32 MIHIL ST, PRESTON, VIC 3072	\$1,376,000	18/02/2017
1 CAROLINE CRT, PRESTON, VIC 3072	\$1,267,500	13/05/2017