



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4/105 Dundas Street,  
PRESTON 3072**

House

1 beds

1 baths

1 parking

### Indicative selling price

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

**Single price \$375,000**

### Median sale price

Median **House** for **PRESTON** for period **Jan 2019 - Mar 2019**

Sourced from **RPDATA**.

**\$340,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6/122 High Street,  
Preston 3072**

Price **\$366,000** Sold 01  
April 2019

**207/43-65 High Street,  
Preston 3072**

Price **\$370,000** Sold 23 April  
2019

**206/50 High Street,  
Preston 3072**

Price **\$389,000** Sold 25 May  
2019

This Statement of Information was prepared on 4th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RPDATA.

### Biggin & Scott Inner North Northcote

400 High Street,  
Northcote VIC 3070

### Contact agents



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