

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

112/450 BELL STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

209/183 HIGH STREET PRESTON VIC 3072	\$560,000	14-Feb-24
31/122 HIGH STREET PRESTON VIC 3072	\$500,000	15-Nov-23
309/35 PLENTY ROAD PRESTON VIC 3072	\$575,000	03-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 16 April 2024



**209/183 HIGH STREET PRESTON
VIC 3072**

Sold Price

^{RS}

\$560,000

Sold Date

14-Feb-24

 2  2  -

Distance

0.59km



**31/122 HIGH STREET PRESTON VIC
3072**

Sold Price

\$500,000

Sold Date

15-Nov-23

 2  2  1

Distance

0.7km



**309/35 PLENTY ROAD PRESTON
VIC 3072**

Sold Price

^{RS}

\$575,000

Sold Date

03-Nov-23

 2  2  1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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