

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

531 Bell Street, Preston Vic 3072

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Preston

Period - From

01/10/2023

to

31/12/2023

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	54 Woiwurung Cr COBURG 3058	\$770,000	02/11/2023
2	15/87-89 Hotham St PRESTON 3072	\$740,000	26/08/2023
3			

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:

20/02/2024 11:53



Rooms: 5
Property Type: House
Land Size: 130.478 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median Unit Price
 December quarter 2023: \$527,500

Comparable Properties



54 Woiwuring Cr COBURG 3058 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 02/11/2023
Property Type: Townhouse (Res)



15/87-89 Hotham St PRESTON 3072 (REI)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Single)

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. These are the two most comparable results in the area.

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