

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

6/466 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

\$400,000

&

\$430,000

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

303/356 BELL STREET PRESTON VIC 3072	\$427,500	25-Oct-23
408/100 PLENTY ROAD PRESTON VIC 3072	\$405,000	21-Dec-23
511/35 PLENTY ROAD PRESTON VIC 3072	\$425,000	15-Dec-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: 29 April 2024



**303/356 BELL STREET PRESTON
VIC 3072**

2 1 1

Sold Price

\$427,500

Sold Date

25-Oct-23

Distance

0.46km



**408/100 PLENTY ROAD PRESTON
VIC 3072**

2 1 1

Sold Price

\$405,000

Sold Date

21-Dec-23

Distance

0.98km



**511/35 PLENTY ROAD PRESTON
VIC 3072**

2 1 1

Sold Price

\$425,000

Sold Date

15-Dec-23

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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