

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 8/285-289 Bell Street, Preston Vic 3072

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$752,000 Property Type Townhouse Suburb Preston

Period - From 08/05/2023 to 07/05/2024 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	4/536 Bell St PRESTON 3072	\$610,000	18/01/2024
2	2/93 Albert St PRESTON 3072	\$572,000	24/03/2024
3	4/101 Raglan St PRESTON 3072	\$550,000	13/03/2024

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: 08/05/2024 11:08



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Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Townhouse Price
08/05/2023 - 07/05/2024: \$752,000

Comparable Properties



4/536 Bell St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 18/01/2024
Property Type: Townhouse (Res)



2/93 Albert St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$572,000
Method: Private Sale
Date: 24/03/2024
Property Type: Townhouse (Single)
Land Size: 82 sqm approx



4/101 Raglan St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017