

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 113/448 Bell Street, Preston

Indicative selling price

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

Range between \$405,000 & \$450,000

Median sale price

Median price \$500,000

*Unit X

Suburb Preston

Period - From 1st Sept. 2016 to 11th Sept. 2017

Source Realestate.com.au

Comparable property sales

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
405/204 High Street, Preston	\$447,000	15/09/2017
105/448 Bell Street, Preston	\$450,000	15/08/2017
3/466 Bell Street, Preston	\$440,000	02/02/2017

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