

# 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

2/640 Bell Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$630,000

### Median sale price

Median price \$805,000

Property Type Townhouse

Suburb Preston

Period - From 24/04/2022

to

23/04/2023

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 | 9 Focus Dr COBURG NORTH 3058   | \$642,000 | 11/02/2023   |
| 2 | 11 Cyan Wlk COBURG NORTH 3058  | \$610,000 | 02/12/2022   |
| 3 | 3/93 Harding St COBURG 3058    | \$590,000 | 07/02/2023   |

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:

24/04/2023 11:03

Zese Theocharis

03 9471 0233

0431 336 657

zese.t@lovere.com.au

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Townhouse Price**

24/04/2022 - 23/04/2023: \$805,000



**Property Type:**

Agent Comments

## Comparable Properties



**9 Focus Dr COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$642,000

**Method:** Auction Sale

**Date:** 11/02/2023

**Property Type:** Townhouse (Res)



**11 Cyan Wlk COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 02/12/2022

**Property Type:** Townhouse (Res)



**3/93 Harding St COBURG 3058 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 07/02/2023

**Property Type:** Townhouse (Res)

Account - Love & Co