

## 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

112/450 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 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

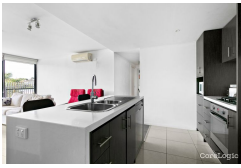
Date of sale

19/122 HIGH STREET PRESTON VIC 3072	\$470,000	29-Nov-23
31/122 HIGH STREET PRESTON VIC 3072	\$500,000	15-Nov-23
402/388 MURRAY ROAD PRESTON VIC 3072	\$480,000	08-Apr-24

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: 06 May 2024



**19/122 HIGH STREET PRESTON VIC 3072**

Sold Price

**\$470,000**

Sold Date

**29-Nov-23**

 2  2  1

Distance

**0.69km**



**31/122 HIGH STREET PRESTON VIC 3072**

Sold Price

**\$500,000**

Sold Date

**15-Nov-23**

 2  2  1

Distance

**0.7km**



**402/388 MURRAY ROAD PRESTON VIC 3072**

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**08-Apr-24**

 2  2  -

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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