

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

3/450 Bell Street, Preston Vic 3072

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$632,000

Property Type

Unit

Suburb

Preston

Period - From

01/10/2019

to

31/12/2019

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	202/10 Clinch Av PRESTON 3072	\$511,500	30/08/2019
2	4B/1 Manna Gum Ct COBURG 3058	\$495,000	20/12/2019
3	221/388 Murray Rd PRESTON 3072	\$476,000	09/11/2019

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:

18/02/2020 10:29

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Indicative Selling Price

\$499,000

Median Unit Price

December quarter 2019: \$632,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

202/10 Clinch Av PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$511,500

Method: Private Sale

Date: 30/08/2019

Property Type: Apartment



4B/1 Manna Gum Ct COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$495,000

Method: Private Sale

Date: 20/12/2019

Property Type: Apartment



221/388 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$476,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Apartment