### 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

3/690 Bell Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$640,000			
Median sale pi	rice							
Median price	\$632,500	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/61 The Grove COBURG 3058	\$700,000	22/10/2022
2	9/393 Gilbert Rd PRESTON 3072	\$614,000	04/02/2023
3	1/13 Clifton Gr PRESTON 3072	\$570,000	25/02/2023

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:

04/04/2023 12:01



# LOVE & CO





Property Type: Unit Agent Comments Indicative Selling Price \$590,000 - \$640,000 Median Unit Price December quarter 2022: \$632,500

## **Comparable Properties**



3/61 The Grove COBURG 3058 (REI)



Price: \$700,000 Method: Auction Sale Date: 22/10/2022 Property Type: Villa Agent Comments

Agent Comments



Price: \$614,000 Method: Auction Sale Date: 04/02/2023 Property Type: Unit

2

1/13 Clifton Gr PRESTON 3072 (REI)

9/393 Gilbert Rd PRESTON 3072 (REI)

1



Agent Comments



Price: \$570,000 Method: Auction Sale Date: 25/02/2023 Property Type: Unit

#### Account - Love & Co



propertydata

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