

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$632,500

Property Type Unit

Suburb Preston

Period - From 01/10/2022

to

31/12/2022

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	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



2 1 3

**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)**

**Agent Comments**

2 1 1

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



**9/393 Gilbert Rd PRESTON 3072 (REI)**

**Agent Comments**

2 1 1

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



**1/13 Clifton Gr PRESTON 3072 (REI)**

**Agent Comments**

2 1 2

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

**Account - Love & Co**