

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode G01/446-456 Bell Street, Preston

Indicative selling price

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

Range Between: \$370,000 & \$405,000

Median sale price

Median price \$507,250 Unit X Suburb Preston
Period - From 13/04/2017 to 12/04/2018 Source Realestate.com

Comparable property sales

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. 4/293-297 Plenty Road, Preston	\$395,000	07/03/2018
2. 203/100 Plenty Road, Preston	\$380,000	26/02/2018
3. 102/204 High Street, Preston	\$400,000	21/02/2018