

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

108/450 BELL STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2024

to

31 Dec 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

19/104 ST GEORGES ROAD PRESTON VIC 3072	\$364,000	12-Dec-24
412/35 PLENTY ROAD PRESTON VIC 3072	\$371,000	08-Oct-24
510A/6 CLINCH AVENUE PRESTON VIC 3072	\$385,000	29-Nov-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: 31 January 2025



**19/104 ST GEORGES ROAD
PRESTON VIC 3072**

 1  1  1

Sold Price **\$364,000** Sold Date **12-Dec-24**

Distance **0.7km**



**412/35 PLENTY ROAD PRESTON
VIC 3072**

 1  1  1

Sold Price **\$371,000** Sold Date **08-Oct-24**

Distance **0.89km**



**510A/6 CLINCH AVENUE PRESTON
VIC 3072**

 1  1  1

Sold Price ^{RS} **\$385,000** Sold Date **29-Nov-24**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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