

## 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

741 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) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Preston

Period-from

01 Dec 2023

to

30 Nov 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

7 ST DUTHUS STREET PRESTON VIC 3072	1365000	03-Oct-24
12 LEONARD STREET PRESTON VIC 3072	1235000	07-Aug-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 December 2024



**7 ST DUTHUS STREET PRESTON  
VIC 3072**

4 2 2

Sold Price **1365000** Sold Date **03-Oct-24**

Distance **1.09km**



**12 LEONARD STREET PRESTON  
VIC 3072**

4 1 2

Sold Price <sup>RS</sup> **1235000** <sup>UN</sup> Sold Date **07-Aug-24**

Distance **1.73km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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