

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

501 Bell Street, Preston Vic 3072

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$1,010,000

House

X

Unit

Suburb

Preston

Period - From

01/04/2017

to

30/06/2017

Source

REIV

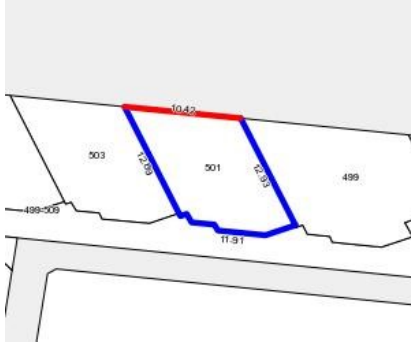
Comparable property sales (*Delete A or B below as applicable)

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 | 10/4 Austral Av PRESTON 3072 | \$645,000 | 03/06/2017 |
| 2 | 2/853 High St PRESTON 3072 | \$610,000 | 22/04/2017 |
| 3 | 4/17 Park Av PRESTON 3072 | \$600,000 | 16/08/2017 |

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.~~



3 2 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$640,000
Median House Price
June quarter 2017: \$1,010,000

Comparable Properties



10/4 Austral Av PRESTON 3072 (REI)

Agent Comments

2 2 2

Price: \$645,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Townhouse (Res)



2/853 High St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$610,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: Townhouse (Res)



4/17 Park Av PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 16/08/2017
Rooms: -
Property Type: Townhouse (Res)