

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

107/450 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

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2024

to

31 Mar 2025

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

232/100 PLENTY ROAD PRESTON VIC 3072	\$359,000	12-Dec-23
312/100 PLENTY ROAD PRESTON VIC 3072	\$355,000	20-Jul-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: 07 April 2025



232/100 PLENTY ROAD PRESTON
VIC 3072

Sold Price

\$359,000

Sold Date

12-Dec-23

2

1

1

Distance

0.93km



312/100 PLENTY ROAD PRESTON
VIC 3072

Sold Price

\$355,000

Sold Date

20-Jul-24

2

1

1

Distance

0.93km

RS = Recent sale UN = Undisclosed Sale

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