## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	108/450 Bell Street, Preston Vic 3072
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$325,000 &	\$355,000
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### Median sale price

Median price	\$490,000	Pro	perty Type Ur	it		Suburb	Preston
Period - From	01/07/2024	to	30/06/2025	So	urce	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	27/104 St Georges Rd PRESTON 3072	\$345,000	28/05/2025
2	208/204 High St PRESTON 3072	\$330,000	10/05/2025
3	307/356 Bell St PRESTON 3072	\$359,000	30/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/07/2025 16:25









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$325,000 - \$355,000 Median Unit Price 01/07/2024 - 30/06/2025: \$490,000

# Comparable Properties



27/104 St Georges Rd PRESTON 3072 (REI/VG)

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**Agent Comments** 

**Price:** \$345,000 **Method:** Private Sale **Date:** 28/05/2025

Property Type: Apartment



208/204 High St PRESTON 3072 (REI/VG)

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**a** `

**Agent Comments** 

Price: \$330,000 Method: Private Sale Date: 10/05/2025 Property Type: Unit



307/356 Bell St PRESTON 3072 (REI/VG)

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Agent Comments

**Price:** \$359,000 **Method:** Private Sale **Date:** 30/03/2025

**Property Type:** Apartment **Land Size:** 1778.20 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800





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