

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

9/285 Bell Street, Preston Vic 3072

Indicative selling price

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

Range between \$670,000

&

\$700,000

Median sale price

Median price \$673,100

Property Type Unit

Suburb Preston

Period - From 01/01/2025

to 31/03/2025

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	7/100 Albert St PRESTON 3072	\$695,000	17/01/2025
2	2/285-289 Bell St PRESTON 3072	\$685,000	21/09/2024
3	3/285-289 Bell St PRESTON 3072	\$700,000	12/06/2024

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.~~

This Statement of Information was prepared on:

02/06/2025 15:34



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$670,000 - \$700,000

Median Unit Price

March quarter 2025: \$673,100

Comparable Properties



7/100 Albert St PRESTON 3072 (REI/VG)

Agent Comments

3 2 1

Price: \$695,000

Method: Private Sale

Date: 17/01/2025

Property Type: Townhouse (Single)



2/285-289 Bell St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$685,000

Method: Private Sale

Date: 21/09/2024

Property Type: Townhouse (Res)



3/285-289 Bell St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$700,000

Method: Sold Before Auction

Date: 12/06/2024

Property Type: Townhouse (Res)

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822