

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

3/466 Bell Street, Preston Vic 3072

Indicative selling price

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

Single price

\$589,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Preston

Period - From

27/06/2023

to

26/06/2024

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	3/189 Bell St PRESTON 3072	\$600,000	01/04/2024
2	805/35 Plenty Rd PRESTON 3072	\$580,000	20/06/2024
3	26/104 St Georges Rd PRESTON 3072	\$571,500	15/03/2024

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:

27/06/2024 15:57



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/189 Bell St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 01/04/2024

Property Type: Unit

Land Size: 86 sqm approx



805/35 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 20/06/2024

Property Type: Apartment



26/104 St Georges Rd PRESTON 3072 (VG)

Agent Comments

2 - -

Price: \$571,500

Method: Sale

Date: 15/03/2024

Property Type: Strata Flat - Single OYO Flat