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	1/189 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Preston
Period-from	01 Aug 2022	to	31 Jul 2023	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
3/539 GILBERT ROAD PRESTON VIC 3072	$640,000	03-Aug-23
11/30-32 LYONSVILLE AVENUE PRESTON VIC 3072	$665,000	14-Jul-23
5/397 MURRAY ROAD PRESTON VIC 3072	$690,250	07-Jun-23

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: 15 August 2023

CONSUMER AFFAIRS VICTORIA

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3/539 GILBERT ROAD PRESTON VIC 3072

2 2 1

Sold Price RS $640,000 Sold Date 03-Aug-23

Distance 2.42km



11/30-32 LYONSVILLE AVENUE PRESTON VIC 3072

2 2 1

Sold Price RS $665,000 Sold Date 14-Jul-23

Distance 1.31km



5/397 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price $690,250 Sold Date 07-Jun-23

Distance 1.87km

RS = Recent sale **UN** = Undisclosed Sale

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