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	4/747 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	$650,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2020	to	30 Jun 2021	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
4/15 Clifton Grove Preston VIC 3072	$661,000	05-Jun-21
2/33 Newcastle Street Preston VIC 3072	$706,000	07-May-21
14 Kallista Court Preston VIC 3072	$695,000	26-Jun-21

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: 12 July 2021

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4/15 Clifton Grove Preston VIC 3072

2 2 1

Sold Price RS $661,000 Sold Date 05-Jun-21

Distance 1.86km



2/33 Newcastle Street Preston VIC 3072

2 1 1

Sold Price $706,000 Sold Date 07-May-21

Distance 2.57km



14 Kallista Court Preston VIC 3072

2 1 1

Sold Price RS $695,000 Sold Date 26-Jun-21

Distance 3.44km

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

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