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	564 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	$725,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$501,250	Property type	Unit	Suburb	Preston
Period-from	01 Nov 2022	to	31 Oct 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
5/537 GILBERT ROAD PRESTON VIC 3072	$715,000	14-Aug-23
4/2 MYRTLE GROVE PRESTON VIC 3072	$735,000	03-Oct-23
3/126 RENNIE STREET COBURG VIC 3058	$732,500	09-Sep-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: 06 November 2023

RT Edgar

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5/537 GILBERT ROAD PRESTON VIC 3072

2 2 1

Sold Price **$715,000** Sold Date **14-Aug-23**

Distance **1.3km**



4/2 MYRTLE GROVE PRESTON VIC 3072

2 2 1

Sold Price RS **$735,000** UN Sold Date **03-Oct-23**

Distance **1.47km**



3/126 RENNIE STREET COBURG VIC 3058

2 2 1

Sold Price RS **$732,500** UN Sold Date **09-Sep-23**

Distance **1.55km**

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

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