

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

305/356 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,700

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2020

to

31 Oct 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

406/277 Raglan Street Preston VIC 3072	\$462,500	21-May-21
406/54 High Street Preston VIC 3072	\$453,000	09-Aug-21
404/54 High Street Preston VIC 3072	\$465,000	08-Jul-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: 08 November 2021



406/277 Raglan Street Preston VIC 3072

Sold Price

\$462,500

Sold Date

21-May-21

 2

 1

 1

Distance

0.55km



406/54 High Street Preston VIC 3072

Sold Price

\$453,000

Sold Date

09-Aug-21

 2

 1

 1

Distance

0.61km



404/54 High Street Preston VIC 3072

Sold Price

\$465,000

Sold Date

08-Jul-21

 2

 1

 1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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