

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

308/356 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

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/767 High Street Reservoir VIC 3073	\$420,000	23-Jan-20
10/10 Clinch Avenue Preston VIC 3072	\$429,000	01-Feb-20
304/49 Plenty Road Preston VIC 3072	\$480,000	09-Jun-20

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: 14 October 2020

**OBrien Real Estate**

Konn Petropoulos

P 9478 5005

M 0498 389 222

E konn.petropoulos@obre.com.au

**1/767 High Street Reservoir VIC 3073**

Sold Price

\$420,000

Sold Date

23-Jan-20

2 1 1

Distance

1.76km**10/10 Clinch Avenue Preston VIC 3072**

Sold Price

\$429,000

Sold Date

01-Feb-20

2 1 1

Distance

0.85km**304/49 Plenty Road Preston VIC 3072**

Sold Price

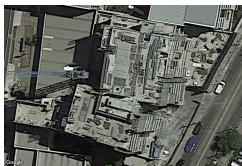
\$480,000

Sold Date

09-Jun-20

2 1 1

Distance

0.61km**301/35 Plenty Road Preston VIC 3072**

Sold Price

\$488,000

Sold Date

24-Feb-20

2 1 -

Distance

0.64km**23/104 St Georges Road Preston VIC 3072**

Sold Price

\$425,000

Sold Date

22-Apr-20

2 1 1

Distance

0.66km**107/10 Clinch Avenue Preston VIC 3072**

Sold Price

\$488,000

Sold Date

17-May-20

2 1 1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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