

STATEMENT OF INFORMATION

3/295 BELL STREET, BELLFIELD, VIC 3081

PREPARED BY BRIDGET WEHBE, ZED REAL ESTATE, PHONE: 0407 807 030



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/295 BELL STREET, BELLFIELD, VIC 3081 🕮 - 🕒 - 😂 -





Indicative Selling Price

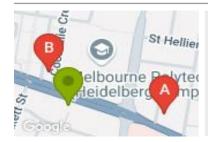
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$630,000 to \$690,000

Provided by: Bridget Wehbe, Zed Real Estate

MEDIAN SALE PRICE



BELLFIELD, VIC, 3081

Suburb Median Sale Price (Other)

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2/8 EDEN ST, HEIDELBERG HEIGHTS, VIC 3081 🕮 3 😩 2 🚓 2







Sale Price

\$686,000

Sale Date: 29/10/2024

Distance from Property: 314m





2/294A BELL ST, HEIDELBERG WEST, VIC 3081 🕮 2 🕒 2







Sale Price

\$630,000

Sale Date: 04/11/2024

Distance from Property: 137m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode		
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Indicative selling price

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For the meaning	of this	price	see consumer.vic.d	gov.au/underguoting

Price Range: \$630,000 to \$690,000

Median sale price

Median price		Property type	Other	Suburl	BELLFIELD
Period	01 January 2024 to 31 December 2024		Source		pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale	
2/8 EDEN ST, HEIDELBERG HEIGHTS, VIC 3081	\$686,000	29/10/2024	
2/294A BELL ST, HEIDELBERG WEST, VIC 3081	\$630,000	04/11/2024	

This Statement of Information was prepared on:

13/02/2025

