

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

2/8 Prunus Court, Bellfield Vic 3081

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,055,000

Property Type House

Suburb Bellfield

Period - From 01/10/2021

to 30/09/2022

Source REIV

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 six 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	4 Woodstock Cr IVANHOE 3079	\$1,055,000	23/12/2022
2	38a Jellicoe St IVANHOE 3079	\$1,055,000	09/11/2022
3	25 Osney Av IVANHOE 3079	\$1,050,000	30/11/2022

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 six months.~~

This Statement of Information was prepared on:

12/01/2023 12:24



 3  2  1

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



4 Woodstock Cr IVANHOE 3079 (REI)

 4  2  2

Price: \$1,055,000

Method: Private Sale

Date: 23/12/2022

Property Type: House

Agent Comments

This property is slightly larger in overall size.



38a Jellicoe St IVANHOE 3079 (REI/VG)

 4  2  2

Price: \$1,055,000

Method: Private Sale

Date: 09/11/2022

Rooms: 7

Property Type: House (Res)

Agent Comments

This property is slightly larger in overall size.



25 Osney Av IVANHOE 3079 (REI)

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 30/11/2022

Property Type: House

Agent Comments