

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

56 Wimpole Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Bellfield

Period - From 01/01/2021 to 31/12/2021 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	3/39 Dresden St HEIDELBERG HEIGHTS 3081	\$895,000	26/02/2022
2			
3			

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:

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Property Type: Duplex
Land Size: 332 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
Year ending December 2021: \$1,050,000

Comparable Properties



3/39 Dresden St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 2

Price: \$895,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 273 sqm approx

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.