

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

35 Griffiths Street, Bellfield Vic 3081

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$821,000

Property Type

House

Suburb

Bellfield

Period - From

21/10/2018

to

20/10/2019

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	132 Oriel Rd BELLFIELD 3081	\$740,000	20/06/2019
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:

21/10/2019 15:44

35 Griffiths Street, Bellfield Vic 3081

**Jellis
Craig**

Stefan Bontempelli

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Indicative Selling Price

\$730,000

Median House Price

21/10/2018 - 20/10/2019: \$821,000



3 1 2

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



132 Oriel Rd BELLFIELD 3081 (REI/VG)

Agent Comments

3 1 3

Price: \$740,000

Method: Private Sale

Date: 20/06/2019

Property Type: House

Land Size: 600 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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.