

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

6 Wilkinson Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$916,000 Property Type House Suburb Bellfield

Period - From 01/10/2020 to 30/09/2021 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	21 Toohey Ct BELLFIELD 3081	\$1,000,000	24/08/2021
2	200 Oriel Rd HEIDELBERG WEST 3081	\$950,000	05/08/2021
3	9 Ashe Cr BELLFIELD 3081	\$925,000	12/06/2021

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:

17/11/2021 15:29



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 607 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$920,000 - \$1,000,000

Median House Price

Year ending September 2021: \$916,000

Comparable Properties



21 Toohey Ct BELLFIELD 3081 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,000,000

Method: Private Sale

Date: 24/08/2021

Property Type: House (Res)

Land Size: 689 sqm approx

200 Oriel Rd HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

3 2 -

Price: \$950,000

Method: Sold Before Auction

Date: 05/08/2021

Rooms: 5

Property Type: House (Res)

Land Size: 673.50 sqm approx



9 Ashe Cr BELLFIELD 3081 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$925,000

Method: Auction Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 609 sqm approx