Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 62 Wimpole Crescent, Bellfield Vic 3081

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$845,000	Pro	operty Type	Tow	nhouse		Suburb	Bellfield	
Period - From	26/11/2023	to	25/11/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/18 Griffiths St BELLFIELD 3081	\$1,091,000	23/11/2024
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:

26/11/2024 10:24



62 Wimpole Crescent, Bellfield Vic 3081



Joe Vicino



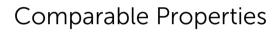


Property Type: Townhouse Land Size: 210 sqm approx Agent Comments

03 9499 7992 0438 770 052 joevicino@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Townhouse Price** 26/11/2023 - 25/11/2024: \$845,000

Agent Comments





1/18 Griffiths St BELLFIELD 3081 (REI) 2

2 3

Price: \$1,091,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res)

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

propertydata



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