

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

18 Carlyle Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$950,000 Property Type House Suburb Bellfield

Period - From 17/05/2022 to 16/05/2023 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	124 Oriel Rd BELLFIELD 3081	\$930,000	29/04/2023
2	26 Ashe Cr BELLFIELD 3081	\$930,000	22/04/2023
3	6 Willow Ct BELLFIELD 3081	\$895,000	27/04/2023

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:

17/05/2023 11:15



 3
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  2

Property Type: House
Land Size: 597 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 17/05/2022 - 16/05/2023: \$950,000

Comparable Properties



124 Oriel Rd BELLFIELD 3081 (REI)

Agent Comments

 3
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  4

Price: \$930,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 680 sqm approx



26 Ashe Cr BELLFIELD 3081 (REI)

Agent Comments

 3
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  -

Price: \$930,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 651 sqm approx



6 Willow Ct BELLFIELD 3081 (REI)

Agent Comments

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Price: \$895,000
Method: Sold Before Auction
Date: 27/04/2023
Rooms: 4
Property Type: House (Res)
Land Size: 602.30 sqm approx

Account - Barry Plant | P: 03 9842 8888