

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

1/11 Davidson Street, Bellfield Vic 3081

Indicative selling price

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

Range between \$850,000 & \$875,000

Median sale price

Median price \$805,500 Property Type House Suburb Bellfield

Period - From 01/04/2019 to 31/03/2020 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	3/574 Upper Heidelberg Rd HEIDELBERG 3084	\$865,000	18/05/2020
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:

01/07/2020 13:55



 3  2  2

Property Type: Townhouse (res)

Agent Comments

Indicative Selling Price

\$850,000 - \$875,000

Median House Price

Year ending March 2020: \$805,500

Comparable Properties



3/574 Upper Heidelberg Rd HEIDELBERG 3084 **Agent Comments**
(REI)

 3  2  1

Price: \$865,000

Method: Private Sale

Date: 18/05/2020

Property Type: Townhouse (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.