

# 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

10 Ashe Crescent, Bellfield Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$940,000

Property Type House

Suburb Bellfield

Period - From 01/07/2023

to

30/06/2024

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	52 Swanston St HEIDELBERG HEIGHTS 3081	\$976,000	10/08/2024
2	9 Okeefe St BELLFIELD 3081	\$940,000	12/06/2024
3	7 Okeefe St BELLFIELD 3081	\$925,000	06/04/2024

**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:

13/08/2024 09:52



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
Year ending June 2024: \$940,000

## Comparable Properties



**52 Swanston St HEIDELBERG HEIGHTS 3081 (REI)** **Agent Comments**



**Price:** \$976,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx



**9 Okeefe St BELLFIELD 3081 (REI)** **Agent Comments**



**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** House  
**Land Size:** 554 sqm approx



**7 Okeefe St BELLFIELD 3081 (REI/VG)** **Agent Comments**



**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx

**Account - Barry Plant** | P: 03 94605066 | F: 03 94605100