

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	5 Davidson Street, Bellfield Vic 3081
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Indicative selling price

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

Range between	\$850,000	&	\$890,000
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Median sale price

Median price	\$857,500	House	X	Unit		Suburb	Bellfield
Period - From	01/07/2016	to	30/06/2017	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	9 Sullivan St BELLFIELD 3081	\$906,000	22/07/2017
2	12 Sullivan St BELLFIELD 3081	\$887,000	25/03/2017
3	39 Plunkett St BELLFIELD 3081	\$865,000	25/02/2017

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.~~

Stewart Oldmeadow
03 9490 0537
0412 119 277
soldmeadow@milesre.com.au

Indicative Selling Price
\$850,000 - \$890,000
Median House Price
Year ending June 2017: \$857,500



3 1 1

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 657 sqm approx
Agent Comments

Comparable Properties



9 Sullivan St BELLFIELD 3081 (REI)

Agent Comments

2 1 1

Price: \$906,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 617.20 sqm approx



12 Sullivan St BELLFIELD 3081 (REI)

Agent Comments

3 1 3

Price: \$887,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 609 sqm approx



39 Plunkett St BELLFIELD 3081 (REI/VG)

Agent Comments

3 1 2

Price: \$865,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House
Land Size: 658 sqm approx