

# 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

21 Poplar 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 \$933,750

Property Type House

Suburb Bellfield

Period - From 22/05/2023

to

21/05/2024

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 | 7 Okeefe St BELLFIELD 3081            | \$925,000 | 06/04/2024   |
| 2 | 20 Ashe Cr BELLFIELD 3081             | \$900,000 | 12/03/2024   |
| 3 | 493 Waterdale Rd HEIDELBERG WEST 3081 | \$825,000 | 21/05/2024   |

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:

22/05/2024 12:55



 3    1    2

**Property Type:** House  
**Land Size:** 613 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
22/05/2023 - 21/05/2024: \$933,750

## Comparable Properties



**7 Okeefe St BELLFIELD 3081 (REI)**

**Agent Comments**

 3    1    1

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



**20 Ashe Cr BELLFIELD 3081 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 12/03/2024  
**Property Type:** House  
**Land Size:** 591 sqm approx



**493 Waterdale Rd HEIDELBERG WEST 3081 (REI)**

**Agent Comments**

 2    1    4

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 609 sqm approx