

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

3/10 Poplar Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$837,500 Property Type Unit Suburb Bellfield

Period - From 01/10/2023 to 31/12/2023 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	2/120 Oriel Rd BELLFIELD 3081	\$700,000	01/08/2023
2	2/9 Poplar Cr BELLFIELD 3081	\$695,000	09/11/2023
3	1/123 Liberty Pde BELLFIELD 3081	\$675,000	06/10/2023

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:

07/02/2024 12:34



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Property Type: Unit
Land Size: 202 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
December quarter 2023: \$837,500

Comparable Properties



2/120 Oriel Rd BELLFIELD 3081 (REI/VG)

Agent Comments

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Price: \$700,000
Method: Private Sale
Date: 01/08/2023
Rooms: 3
Property Type: Unit

2/9 Poplar Cr BELLFIELD 3081 (REI/VG)

Agent Comments

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Price: \$695,000
Method: Private Sale
Date: 09/11/2023
Rooms: 4
Property Type: Townhouse (Res)



1/123 Liberty Pde BELLFIELD 3081 (REI/VG)

Agent Comments

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Price: \$675,000
Method: Sold Before Auction
Date: 06/10/2023
Property Type: House (Res)
Land Size: 266 sqm approx

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