

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

118 Liberty Parade, Bellfield Vic 3081

Indicative selling price

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

Range between \$940,000 & \$970,000

Median sale price

Median price \$930,000 Property Type House Suburb Bellfield

Period - From 01/04/2023 to 30/06/2023 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	26 Lovelace St PRESTON 3072	\$990,000	24/07/2023
2	18 Carlyle Cr BELLFIELD 3081	\$930,000	13/06/2023
3	124 Oriel Rd BELLFIELD 3081	\$930,000	29/04/2023

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:

26/08/2023 20:49

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3 1 3

Property Type: House
Land Size: 617 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$970,000
Median House Price
June quarter 2023: \$930,000

Comparable Properties



26 Lovelace St PRESTON 3072 (REI)

Agent Comments

2 1 4

Price: \$990,000
Method: Private Sale
Date: 24/07/2023
Property Type: House (Res)
Land Size: 486 sqm approx



18 Carlyle Cr BELLFIELD 3081 (REI)

Agent Comments

3 2 1

Price: \$930,000
Method: Private Sale
Date: 13/06/2023
Property Type: House (Res)
Land Size: 597 sqm approx



124 Oriel Rd BELLFIELD 3081 (REI)

Agent Comments

3 1 4

Price: \$930,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 680 sqm approx

Account - Love & Co