

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

35 Wilkinson Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$695,000 & \$755,000

Median sale price

Median price \$970,000 Property Type House Suburb Bellfield

Period - From 02/12/2023 to 01/12/2024 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 | 1 Burns Ct HEIDELBERG HEIGHTS 3081 | \$688,000 | 20/11/2024 |
| 2 | 26 Ebony Pde HEIDELBERG WEST 3081 | \$750,000 | 24/10/2024 |
| 3 | | | |

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: 02/12/2024 11:50



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$695,000 - \$755,000

Median House Price

02/12/2023 - 01/12/2024: \$970,000

Comparable Properties

1 Burns Ct HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 1 2

Price: \$688,000

Method:

Date: 20/11/2024

Property Type: House



26 Ebony Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 2

Price: \$750,000

Method: Private Sale

Date: 24/10/2024

Property Type: House

Land Size: 750 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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