



WILLIAM  
HUXLEY

# STATEMENT OF INFORMATION

18 GARRETT CRESCENT, BELLFIELD, VIC 3081

PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 GARRETT CRESCENT, BELLFIELD, VIC**  **3**  **1**  **-**

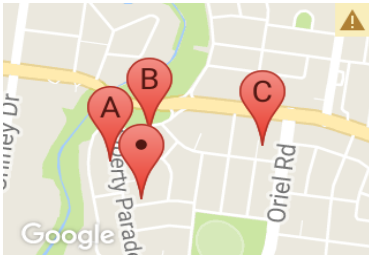
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$850,000 to \$880,000**

Provided by: Robert Le, William Huxley Pty Ltd

## MEDIAN SALE PRICE



**BELLFIELD, VIC, 3081**

Suburb Median Sale Price (House)

**\$900,000**

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**119 LIBERTY PDE, BELLFIELD, VIC 3081**

 **3**  **1**  **2**

Sale Price

**\*\*\$876,000**

Sale Date: 07/04/2018

Distance from Property: 170m



**136 LIBERTY PDE, BELLFIELD, VIC 3081**

 **3**  **1**  **2**

Sale Price

**\*\$870,000**

Sale Date: 14/04/2018

Distance from Property: 242m



**20 TOOHEY CRT, BELLFIELD, VIC 3081**

 **3**  **1**  **2**

Sale Price

**\$887,000**

Sale Date: 18/01/2018

Distance from Property: 438m



This report has been compiled on 04/05/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

18 GARRETT CRESCENT, BELLFIELD, VIC 3081

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$850,000 to \$880,000

Median sale price

Median price

\$900,000

House

X

Unit


Suburb

BELLFIELD

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
119 LIBERTY PDE, BELLFIELD, VIC 3081	**\$876,000	07/04/2018
136 LIBERTY PDE, BELLFIELD, VIC 3081	*\$870,000	14/04/2018
20 TOOHEY CRT, BELLFIELD, VIC 3081	\$887,000	18/01/2018