

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

4 Carlyle Crescent, Bellfield Vic 3081

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$916,000

Property Type House

Suburb Bellfield

Period - From 01/10/2020

to 30/09/2021

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 | 13 Wilkinson Cr BELLFIELD 3081 | \$1,060,000 | 10/11/2021 |
| 2 | 21 Toohey Ct BELLFIELD 3081 | \$1,000,000 | 24/08/2021 |
| 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:

16/12/2021 09:32



3 1 2

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
Year ending September 2021: \$916,000

Comparable Properties



13 Wilkinson Cr BELLFIELD 3081 (REI)

Agent Comments

3 1 2

Price: \$1,060,000
Method: Sold Before Auction
Date: 10/11/2021
Property Type: House (Res)
Land Size: 621 sqm approx



21 Toohey Ct BELLFIELD 3081 (REI)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 24/08/2021
Property Type: House (Res)
Land Size: 689 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.