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 betweer	en \$1,050,000		&		\$1,155,000			
Median sale price								
Median price	\$916,000	Pro	operty Type Hous		se		Suburb	Bellfield
Period - From	01/10/2020	to	30/09/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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) Image: 1 Image: 2 Price: \$1,060,000 Method: Sold Before Auction Date: 10/11/2021 Property Type: House (Res) Land Size: 621 sqm approx	Agent Comments		
21 Toohey Ct BELLFIELD 3081 (REI) 3 1 2 Price: \$1,000,000 Method: Private Sale Date: 24/08/2021	Agent Comments		
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.

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





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