

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/37 WILKINSON CRESCENT, BELLFIELD,  2  1  1

Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

MEDIAN SALE PRICE



BELLFIELD, VIC, 3081

Suburb Median Sale Price (Unit)

\$384,250

01 April 2017 to 31 March 2018

Provided by: 

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.



1/13 KOITAKI CRT, HEIDELBERG WEST, VIC

 2  1  2

Sale Price

****\$532,000**

Sale Date: 12/02/2018

Distance from Property: 1.5km



3/449 WATERDALE RD, HEIDELBERG WEST,

 2  1  1

Sale Price

\$490,000

Sale Date: 08/11/2017

Distance from Property: 1.2km



3/16 NORTH CRES, HEIDELBERG WEST, VIC

 2  1  1

Sale Price

\$545,000

Sale Date: 28/10/2017

Distance from Property: 1.5km



This report has been compiled on 09/04/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

2/37 WILKINSON CRESCENT, BELLFIELD, VIC 3081

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$384,250

House

Unit

X


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 |
|---|-------------|--------------|
| 1/13 KOITAKI CRT, HEIDELBERG WEST, VIC 3081 | **\$532,000 | 12/02/2018 |
| 3/449 WATERDALE RD, HEIDELBERG WEST, VIC 3081 | \$490,000 | 08/11/2017 |
| 3/16 NORTH CRES, HEIDELBERG WEST, VIC 3081 | \$545,000 | 28/10/2017 |