

## 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 7 ELIZABETH CRESCENT, BELLBRIDGE, VIC 3691

#### Indicative selling price

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

Single Price: \$359,000

#### Median sale price

Median price \$355,000

House

☒

Unit

☐

Suburb

BELLBRIDGE

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
4 MITTA AVE, BELLBRIDGE, VIC 3691	\$340,000	26/04/2017
10 ELIZABETH CRES, BELLBRIDGE, VIC 3691	\$355,000	03/04/2017
19 CRAIG DR, BELLBRIDGE, VIC 3691	\$332,500	18/04/2018