

# 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

329 Bell Street, Bellfield Vic 3081

### Indicative selling price

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

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$930,000

Property Type House

Suburb Bellfield

Period - From 01/01/2023

to

31/12/2023

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	32 Timor Pde HEIDELBERG WEST 3081	\$760,000	29/11/2023
2	37 Marie Av HEIDELBERG HEIGHTS 3081	\$755,000	22/09/2023
3	161 Southern Rd HEIDELBERG WEST 3081	\$755,000	25/10/2023

**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:

05/02/2024 15:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
Year ending December 2023: \$930,000

## Comparable Properties



**32 Timor Pde HEIDELBERG WEST 3081 (REI)** Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 29/11/2023  
**Property Type:** House  
**Land Size:** 598 sqm approx



**37 Marie Av HEIDELBERG HEIGHTS 3081 (REI/VG)** Agent Comments



**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**161 Southern Rd HEIDELBERG WEST 3081 (REI)** Agent Comments



**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House  
**Land Size:** 645 sqm approx

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100