



## 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

26 Okeefe Street Bellfield VIC 3081

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&amp;

\$825,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

\*House

X

\*Unit

Suburb

Bellfield

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

## 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

41 Okeefe Street Bellfield VIC 3081	\$1,005,000	21-Apr-18
14 Sullivan Street Bellfield VIC 3081	\$900,000	24-May-18
32 Wilkinson Crescent Bellfield VIC 3081	\$780,000	17-Nov-18

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.~~

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**41 Okeefe Street Bellfield VIC 3081** Sold Price **\$1,005,000** Sold Date **21-Apr-18**  
 Distance **0.17km**

3 1 2



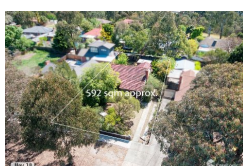
**14 Sullivan Street Bellfield VIC 3081** Sold Price **\$900,000** Sold Date **24-May-18**  
 Distance **0.26km**

3 1 2



**32 Wilkinson Crescent Bellfield VIC 3081** Sold Price **\$780,000** Sold Date **17-Nov-18**  
 Distance **0.65km**

2 1 3



**125 Liberty Parade Bellfield VIC 3081** Sold Price **\$650,000** Sold Date **01-Dec-18**  
 Distance **0.84km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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