

# 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

1 Wilkinson Crescent, Bellfield Vic 3081

### Indicative selling price

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

Range between \$950,000

&

\$1,000,000

### Median sale price

Median price \$916,000

Property Type House

Suburb Bellfield

Period - From 01/10/2020

to

30/09/2021

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 | 93a Darebin St HEIDELBERG 3084 | \$1,038,000 | 10/11/2021   |
| 2 | 2/75 Green St IVANHOE 3079     | \$999,000   | 28/06/2021   |
| 3 | 40 Griffiths St BELLFIELD 3081 | \$985,000   | 13/06/2021   |

**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:

01/12/2021 10:08



4   2.5   2

**Rooms:** 7

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median House Price**

Year ending September 2021: \$916,000

## Comparable Properties



**93a Darebin St HEIDELBERG 3084 (REI)**

Agent Comments

3   2   2

**Price:** \$1,038,000

**Method:** Sold Before Auction

**Date:** 10/11/2021

**Property Type:** Townhouse (Res)



**2/75 Green St IVANHOE 3079 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$999,000

**Method:** Private Sale

**Date:** 28/06/2021

**Property Type:** Townhouse (Res)



**40 Griffiths St BELLFIELD 3081 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$985,000

**Method:** Private Sale

**Date:** 13/06/2021

**Property Type:** House

**Land Size:** 338 sqm approx

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089