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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$950,000		&		\$1,000,000			
Median sale p	rice							
Median price	\$916,000	Pro	operty Type	Hou	se		Suburb	Bellfield
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress 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.

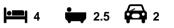
This Statement of Information was prepared on:

01/12/2021 10:08









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)



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

Agent Comments



Price: \$999,000 Method: Private Sale Date: 28/06/2021 Property Type: Townhouse (Res)



40 Griffiths St BELLFIELD 3081 (REI/VG)



Agent Comments

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



propertydata

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