

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

9 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Bellfield

Period-from

01 Apr 2023

to

31 Mar 2024

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 6 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

9 GARRETT CRESCENT BELLFIELD VIC 3081	\$911,000	11-Nov-23
18 WIMPOLE CRESCENT BELLFIELD VIC 3081	\$950,000	09-Nov-23
96 ST HELLIER STREET HEIDELBERG HEIGHTS VIC 3081	\$946,000	21-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 06 April 2024



**9 GARRETT CRESCENT BELLFIELD
VIC 3081**

Sold Price

\$911,000

Sold Date

11-Nov-23



3



1



2

Distance

0.79km



**18 WIMPOLE CRESCENT
BELLFIELD VIC 3081**

Sold Price

\$950,000

Sold Date

09-Nov-23



3



1



-

Distance

0.98km



**96 ST HELLIER STREET
HEIDELBERG HEIGHTS VIC 3081**

Sold Price

^{RS} **\$946,000**

Sold Date

21-Mar-24



3



1



2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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