## 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

12 Orange Court, Bellfield Vic 3081

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$900,000		&		\$990,000				
Median sale price									
Median price	\$1,010,500	Pro	Property Type Hou		se s		Suburb	Bellfield	
Period - From	13/05/2024	to	12/05/2025		So	urce	Property	/ Data	

#### 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	10 Skeffington St BELLFIELD 3081	\$991,000	03/05/2025
2	351 Bell St BELLFIELD 3081	\$850,000	29/12/2024
3	9 Griffiths St BELLFIELD 3081	\$1,010,000	17/12/2024

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:

13/05/2025 10:04









Property Type: House Land Size: 690 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price 13/05/2024 - 12/05/2025: \$1,010,500

# **Comparable Properties**

10 Skeffington St BELLFIELD 3081 (REI) 3 1 2 1 Price: \$991,000 Method: Auction Sale Date: 03/05/2025 Property Type: House (Res) Land Size: 624 sqm approx	Agent Comments
351 Bell St BELLFIELD 3081 (VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
9 Griffiths St BELLFIELD 3081 (REI/VG) 3 1 4 Price: \$1,010,000 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 744 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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