

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

5/283 BELL 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Bellfield

Period-from

01 May 2024

to

30 Apr 2025

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

2/283 BELL STREET BELLFIELD VIC 3081	\$620,000	18-Oct-24
602/294A BELL STREET HEIDELBERG WEST VIC 3081	\$630,000	04-Nov-24
2/303 BELL STREET BELLFIELD VIC 3081	\$600,000	08-Feb-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: 14 May 2025


**2/283 BELL STREET BELLFIELD
VIC 3081**
 2  2  1

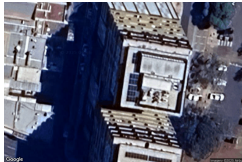
Sold Price

\$620,000

Sold Date

18-Oct-24

Distance

0km

**602/294A BELL STREET
HEIDELBERG WEST VIC 3081**
 2  2  -

Sold Price

\$630,000

Sold Date

04-Nov-24

Distance

0.22km

**2/303 BELL STREET BELLFIELD
VIC 3081**
 2  1  1

Sold Price

\$600,000

Sold Date

08-Feb-24

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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