

# 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

2/11 Poplar 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 \$850,000 & \$900,000

### Median sale price

Median price \$932,500 Property Type Unit Suburb Bellfield

Period - From 01/01/2024 to 31/03/2024 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	2/8 Toohy St BELLFIELD 3081	\$970,000	22/03/2024
2	3/9 Poplar Cr BELLFIELD 3081	\$880,000	09/12/2023
3			

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:

22/05/2024 10:56



 4    3    2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median Unit Price**

March quarter 2024: \$932,500

## Comparable Properties



**2/8 Toohey St BELLFIELD 3081 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$970,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Townhouse (Single)



**3/9 Poplar Cr BELLFIELD 3081 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 09/12/2023

**Rooms:** 7

**Property Type:** Townhouse (Res)

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.

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996