Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/10 Poplar Crescent, Bellfield Vic 3081

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$680,000		&		\$720,000			
Median sale pi	rice							
Median price	\$837,500	Pro	operty Type	Unit			Suburb	Bellfield
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2/120 Oriel Rd BELLFIELD 3081	\$700,000	01/08/2023
2	2/9 Poplar Cr BELLFIELD 3081	\$695,000	09/11/2023
3	1/123 Liberty Pde BELLFIELD 3081	\$675,000	06/10/2023

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:

07/02/2024 12:34









Property Type: Unit Land Size: 202 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$720,000 Median Unit Price December quarter 2023: \$837,500

Comparable Properties



2/120 Oriel Rd BELLFIELD 3081 (REI/VG)

2/9 Poplar Cr BELLFIELD 3081 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 01/08/2023 Rooms: 3 Property Type: Unit

Agent Comments

Agent Comments



Price: \$695,000 Method: Private Sale Date: 09/11/2023 Rooms: 4 Property Type: Townhouse (Res)



1/123 Liberty Pde BELLFIELD 3081 (REI/VG) Agent Comments



Price: \$675,000 Method: Sold Before Auction Date: 06/10/2023 Property Type: House (Res) Land Size: 266 sqm approx

Account - Barry Plant | P: (03) 9431 1243



propertydata

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