

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

329 Bell Street, Bellfield Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$930,000 Property Type House Suburb Bellfield

Period - From 22/01/2023 to 21/01/2024 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	32 Timor Pde HEIDELBERG WEST 3081	\$760,000	29/11/2023
2	37 Marie Av HEIDELBERG HEIGHTS 3081	\$755,000	22/09/2023
3	161 Southern Rd HEIDELBERG WEST 3081	\$755,000	25/10/2023

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:

22/01/2024 10:28



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
22/01/2023 - 21/01/2024: \$930,000

Comparable Properties



32 Timor Pde HEIDELBERG WEST 3081 (REI) Agent Comments



Price: \$760,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 598 sqm approx



37 Marie Av HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments



Price: \$755,000
Method: Private Sale
Date: 22/09/2023
Rooms: 5
Property Type: House (Res)
Land Size: 589 sqm approx



161 Southern Rd HEIDELBERG WEST 3081 (REI) Agent Comments



Price: \$755,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 645 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100