# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address	329 Bell Street, Bellfield Vic 3081
Including suburb and	
postcode	

#### 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	Pro	perty 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

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



Date of sale







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)

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1 (2)

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)

**4** 3 **-** 1

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Price: \$755,000 Method: Private Sale Date: 22/09/2023 Rooms: 5

**Property Type:** House (Res) **Land Size:** 589 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 



161 Southern Rd HEIDELBERG WEST 3081

(REI)

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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





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