

## 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

351 BELL STREET BELLFIELD VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Bellfield

Period-from

01 Mar 2023

to

29 Feb 2024

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

42 GRIFFITHS STREET BELLFIELD VIC 3081	\$951,000	17-Feb-24
9 GARRETT CRESCENT BELLFIELD VIC 3081	\$911,000	11-Nov-23

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: 19 March 2024



**42 GRIFFITHS STREET BELLFIELD  
VIC 3081**

Sold Price

<sup>RS</sup>

**\$951,000**

Sold Date

**17-Feb-24**

4 1 -

Distance

**0.26km**



**9 GARRETT CRESCENT BELLFIELD  
VIC 3081**

Sold Price

**\$911,000**

Sold Date

**11-Nov-23**

3 1 2

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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