

# 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

4/11 Davidson 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$873,000 Property Type Townhouse Suburb Bellfield

Period - From 10/08/2022 to 09/08/2023 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 | 9/51 Dresden St HEIDELBERG HEIGHTS 3081 | \$716,500 | 27/07/2023   |
| 2 | 2/120 Oriel Rd BELLFIELD 3081           | \$700,000 | 01/08/2023   |
| 3 | 2/3 Blackwood Pde HEIDELBERG WEST 3081  | \$650,000 | 05/04/2023   |

**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:

10/08/2023 13:53



 2    1    1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Townhouse Price**

10/08/2022 - 09/08/2023: \$873,000

## Comparable Properties



**9/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI)**   Agent Comments

 2    2    1

**Price:** \$716,500

**Method:** Sold Before Auction

**Date:** 27/07/2023

**Property Type:** Townhouse (Res)



**2/120 Oriel Rd BELLFIELD 3081 (REI)**   Agent Comments

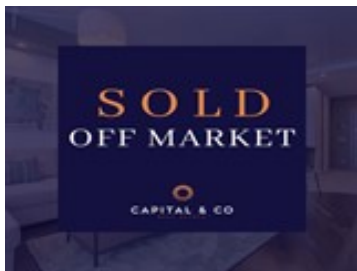
 2    1    1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 01/08/2023

**Property Type:** Unit



**2/3 Blackwood Pde HEIDELBERG WEST 3081 (VG)**   Agent Comments

 2    -    -

**Price:** \$650,000

**Method:** Sale

**Date:** 05/04/2023

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling

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