

# 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

4/150 Liberty Parade, 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 \$650,000 & \$710,000

### Median sale price

Median price \$772,500 Property Type Unit Suburb Bellfield

Period - From 22/05/2023 to 21/05/2024 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	2/17 South Cr HEIDELBERG WEST 3081	\$712,000	17/05/2024
2	5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$685,000	17/02/2024
3	2/51 Swanston St HEIDELBERG HEIGHTS 3081	\$650,000	08/05/2024

**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:

22/05/2024 16:43



**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 195 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**

\$650,000 - \$710,000

**Median Unit Price**

22/05/2023 - 21/05/2024: \$772,500

## Comparable Properties



**2/17 South Cr HEIDELBERG WEST 3081 (REI)** [Agent Comments](#)



**Price:** \$712,000  
**Method:** Private Sale  
**Date:** 17/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 139 sqm approx



**5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081** [Agent Comments](#)  
**(REI/VG)**



**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Unit  
**Land Size:** 175 sqm approx



**2/51 Swanston St HEIDELBERG HEIGHTS 3081 (REI)** [Agent Comments](#)



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 08/05/2024  
**Property Type:** Townhouse (Single)