

STATEMENT OF INFORMATION

2/315 BELL STREET, BELLFIELD, VIC 3081

PREPARED BY WILLIAM HUXLEY PTY LTD, 657 HIGH ST KEW EAST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



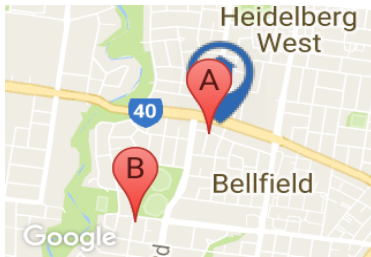
2/315 BELL STREET, BELLFIELD, VIC 3081  4  2  1

Indicative Selling Price

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

\$800,000 to \$850,000

SUBURB MEDIAN



BELLFIELD, VIC, 3081

Suburb Median Sale Price (Unit)

\$710,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



14 GOTHA ST, HEIDELBERG HEIGHTS, VIC 3081  3  2  2

Sale Price

***\$848,888**

Sale Date: 25/03/2017

Distance from Property: 601m



37 GRIFFITHS ST, BELLFIELD, VIC 3081  3  3  2

Sale Price

Price Withheld

Sale Date: 18/02/2017

Distance from Property: 101m 



28 DALVEEN RD, IVANHOE, VIC 3079  3  1  1

Sale Price

\$842,000

Sale Date: 18/02/2017

Distance from Property: 899m 

This report has been compiled on 25/05/2017 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/315 BELL STREET, BELLFIELD, VIC 3081

Indicative selling price

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

Single Price / Range

\$800,000 to \$850,000

Median sale price

Median price

\$710,000

House

Unit

X

Suburb

BELLFIELD

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

Comparable property sales

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
14 GOTHA ST, HEIDELBERG HEIGHTS, VIC 3081	*\$848,888	25/03/2017
37 GRIFFITHS ST, BELLFIELD, VIC 3081	Price Withheld	18/02/2017
28 DALVEEN RD, IVANHOE, VIC 3079	\$842,000	18/02/2017