

STATEMENT OF INFORMATION

363 WATERDALE ROAD, 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



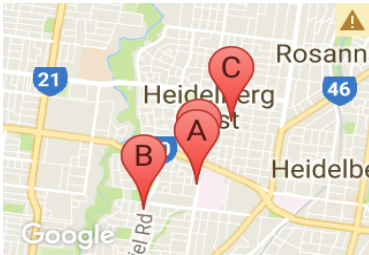
363 WATERDALE ROAD, BELLFIELD, VIC  3  2  1

Indicative Selling Price

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

Price Range: **\$1,075,000 to \$1,125,000**

MEDIAN SALE PRICE



BELLFIELD, VIC, 3081

Suburb Median Sale Price (House)

\$857,500

01 October 2016 to 30 September 2017

Provided by:  **pricefinder**

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.



345 WATERDALE RD, BELLFIELD, VIC 3081  3  1  2

Sale Price

\$1,110,000

Sale Date: 11/07/2017

Distance from Property: 151m



83 ORIEL RD, IVANHOE, VIC 3079  3  1  2

Sale Price

\$1,035,000

Sale Date: 24/06/2017

Distance from Property: 879m



85 HAIG ST, HEIDELBERG HEIGHTS, VIC 3081  3  1  2

Sale Price

\$1,000,000

Sale Date: 22/04/2017

Distance from Property: 855m



This report has been compiled on 01/11/2017 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

363 WATERDALE ROAD, BELLFIELD, VIC 3081

Indicative selling price

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

Price Range: \$1,075,000 to \$1,125,000

Median sale price

Median price \$857,500

House

Unit

Suburb

BELLFIELD

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
345 WATERDALE RD, BELLFIELD, VIC 3081	\$1,110,000	11/07/2017
83 ORIEL RD, IVANHOE, VIC 3079	\$1,035,000	24/06/2017
85 HAIG ST, HEIDELBERG HEIGHTS, VIC 3081	\$1,000,000	22/04/2017