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	30 Perkins Avenue, Bellfield

Indicative selling price

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

range between $1,130,000 & 1,180,000

Median sale price

Median price	$975,000	Property type	*3 Bedroom Home*	Suburb	Bellfield
Period - From	1/2/2021	to	2/12/2021	Source	Pricefinder

Comparable property sales

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 Carlyle Crescent, Bellfield	$1,261,000	4/12/2021
2 14 McNeil Street, Bellfield	$1,200,000	27/10/2021
3 8 McNeil Street, Bellfield	$1,185,000	9/10/2021

This Statement of Information was prepared on: 9/12/2021