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	363 Waterdale Road, Bellfield

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$1.2m

Median sale price

Median price	$1,080,000	Property type	*House*	Suburb	Bellfield
Period - From	23/08/2021	to	23/2/2022	Source	Pricefinder

Comparable property sales

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: 23 February 2022