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	4/29 Wilkinson Crescent, Bellfield Vic 3081

Indicative selling price

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

Single price $775,000

Median sale price

Median price $856,000 Property Type Unit Suburb Bellfield

Period - From 01/07/2022 to 30/06/2023 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	2/14 Plunkett St BELLFIELD 3081	$849,000	28/07/2023
2	1/198 Oriel Rd HEIDELBERG WEST 3081	$790,000	23/08/2023
3	1/33 Mcewan Rd HEIDELBERG HEIGHTS 3081	$780,000	06/05/2023

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: 06/09/2023 21:02

4/29 Wilkinson Crescent, Bellfield Vic 3081

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3 2 2

Property Type: Townhouse
Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price
$775,000
Median Unit Price
Year ending June 2023: $856,000

Comparable Properties



2/14 Plunkett St BELLFIELD 3081 (REI/VG)

3 1 2

Price: $849,000
Method: Private Sale
Date: 28/07/2023
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



1/198 Oriel Rd HEIDELBERG WEST 3081 (REI)

3 2 2

Price: $790,000
Method: Private Sale
Date: 23/08/2023
Property Type: Townhouse (Single)

Agent Comments



1/33 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 1

Price: $780,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)

Agent Comments

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