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	7 Griffiths Street, Bellfield Vic 3081

Indicative selling price

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

Single price $1,040,000

Median sale price

Median price $951,000 Property Type House Suburb Bellfield

Period - From 01/10/2023 to 30/09/2024 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	50 Wimpole Cr BELLFIELD 3081	$1,025,000	14/09/2024
2	24 Tobruk Av HEIDELBERG WEST 3081	$1,050,000	31/07/2024
3	107 St Hellier St HEIDELBERG HEIGHTS 3081	$980,000	06/07/2024

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: 04/12/2024 15:52

7 Griffiths Street, Bellfield Vic 3081

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3 1 1

Property Type: House (Res)
Land Size: 817 sqm approx

Agent Comments

Indicative Selling Price
$1,040,000
Median House Price
Year ending September 2024: $951,000

Comparable Properties



50 Wimpole Cr BELLFIELD 3081 (REI/VG)

3 1 2

Price: $1,025,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 626 sqm approx

Agent Comments



24 Tobruk Av HEIDELBERG WEST 3081 (REI)

3 1 1

Price: $1,050,000
Method: Private Sale
Date: 31/07/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



107 St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG)

3 1 2

Price: $980,000
Method: Auction Sale
Date: 06/07/2024
Rooms: 5
Property Type: House (Res)
Land Size: 415 sqm approx

Agent Comments

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