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	1/18 Griffiths Street, Bellfield Vic 3081

Indicative selling price

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

Range between $970,000 & $1,060,000

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	8a Tully Ct IVANHOE 3079	$1,071,000	12/10/2024
2	122a Green St IVANHOE 3079	$1,090,000	27/07/2024
3	122 Oriel Rd BELLFIELD 3081	$1,130,000	11/07/2024

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: 30/10/2024 09:19

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$970,000 - $1,060,000
Median House Price
Year ending September 2024: $951,000

Comparable Properties



8a Tully Ct IVANHOE 3079 (REI)

3 3 2

Price: $1,071,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)
Land Size: 249 sqm approx

Agent Comments



122a Green St IVANHOE 3079 (REI/VG)

3 2 2

Price: $1,090,000
Method: Auction Sale
Date: 27/07/2024
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



122 Oriel Rd BELLFIELD 3081 (REI/VG)

3 2 2

Price: $1,130,000
Method: Private Sale
Date: 11/07/2024
Property Type: Townhouse (Res)
Land Size: 322 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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