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<br>Including suburb and postcode | 2/3 Mcneil Street, Bellfield Vic 3081 |

## Indicative selling price

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

Range between $680,000 & $719,000

## Median sale price

Median price $740,000 Property Type Unit Suburb Bellfield

Period - From 01/01/2024 to 31/12/2024 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 | 3/28 Law St HEIDELBERG HEIGHTS 3081 | $740,000 | 11/02/2025 |
| 2 | 5/295 Bell St BELLFIELD 3081 | $685,000 | 15/01/2025 |
| 3 | 3/24 Bamfield Rd HEIDELBERG HEIGHTS 3081 | $695,000 | 19/12/2024 |

**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: 18/02/2025 16:59

# 2/3 Mcneil Street, Bellfield Vic 3081

Nelson Alexander

James Labiris
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0409 094 767
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2 2 1

**Property Type:**
Flat/Unit/Apartment (Res)

Agent Comments

**Indicative Selling Price**
$680,000 - $719,000
**Median Unit Price**
Year ending December 2024: $740,000

## Comparable Properties



**3/28 Law St HEIDELBERG HEIGHTS 3081 (REI)**

2 2 1

**Price:** $740,000
**Method:** Private Sale
**Date:** 11/02/2025
**Property Type:** Townhouse (Single)

Agent Comments



**5/295 Bell St BELLFIELD 3081 (REI)**

2 2 2

**Price:** $685,000
**Method:** Private Sale
**Date:** 15/01/2025
**Property Type:** Townhouse (Single)

Agent Comments



**3/24 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)**

2 2 1

**Price:** $695,000
**Method:** Private Sale
**Date:** 19/12/2024
**Property Type:** Townhouse (Single)

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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