

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

2/6 DAPHNE CRESCENT BELLFIELD VIC 3081

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,750

Property type

Unit

Suburb

Bellfield

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

1/38 MAGNOLIA ROAD IVANHOE VIC 3079	\$750,000	10-May-24
3/48 ST HELLIER STREET HEIDELBERG HEIGHTS VIC 3081	\$747,500	04-May-24
3/58 GREEN STREET IVANHOE VIC 3079	\$800,000	07-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 30 October 2024



**1/38 MAGNOLIA ROAD IVANHOE
VIC 3079**

2 1 2

Sold Price

\$750,000

Sold Date **10-May-24**

Distance

1.02km



**3/48 ST HELLIER STREET
HEIDELBERG HEIGHTS VIC 3081**

2 1 1

Sold Price

\$747,500

Sold Date **04-May-24**

Distance

1.25km



**3/58 GREEN STREET IVANHOE VIC
3079**

2 1 1

Sold Price

^{RS} **\$800,000**

Sold Date **07-Sep-24**

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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