

STATEMENT OF INFORMATION

363 WATERDALE ROAD, BELLFIELD, VIC 3081

PREPARED BY WILLIAM HUXLEY PTY LTD, 657 HIGH ST KEW EAST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



363 WATERDALE ROAD, BELLFIELD, VIC

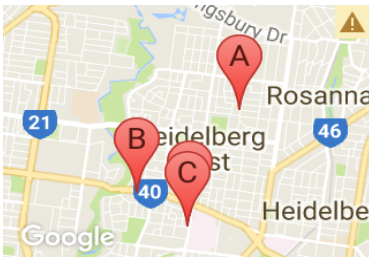
 3  2  1

Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,200,000**

MEDIAN SALE PRICE



BELLFIELD, VIC, 3081

Suburb Median Sale Price (House)

\$810,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



39 MCEWAN RD, HEIDELBERG HEIGHTS, VIC

 2  1  1

Sale Price

\$1,060,000

Sale Date: 25/02/2017

Distance from Property: 1.7km



357 BELL ST, BELLFIELD, VIC 3081

 3  1  2

Sale Price

***\$1,300,000**

Sale Date: 29/06/2017

Distance from Property: 761m



345 WATERDALE RD, BELLFIELD, VIC 3081

 3  1  2

Sale Price

***\$1,110,000**

Sale Date: 06/05/2017

Distance from Property: 151m



This report has been compiled on 07/08/2017 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

363 WATERDALE ROAD, BELLFIELD, VIC 3081

Indicative selling price

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Price Range: \$1,100,000 to \$1,200,000

Median sale price

Median price \$810,000

House

Unit

Suburb

BELLFIELD

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

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
39 MCEWAN RD, HEIDELBERG HEIGHTS, VIC 3081	\$1,060,000	25/02/2017
357 BELL ST, BELLFIELD, VIC 3081	*\$1,300,000	29/06/2017
345 WATERDALE RD, BELLFIELD, VIC 3081	*\$1,110,000	06/05/2017