

# 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

61 Bellbird Road, Mount Eliza Vic 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,692,700 Property Type House Suburb Mount Eliza

Period - From 01/10/2023 to 31/12/2023 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	257a Humphries Rd FRANKSTON SOUTH 3199	\$1,833,000	18/09/2023
2	76 Walkers Rd MOUNT ELIZA 3930	\$1,770,000	25/08/2023
3			

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:

22/01/2024 14:08



3   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
December quarter 2023: \$1,692,700

## Comparable Properties



**257a Humphries Rd FRANKSTON SOUTH 3199** Agent Comments  
(REI/VG)

4   2   2

**Price:** \$1,833,000  
**Method:** Private Sale  
**Date:** 18/09/2023  
**Property Type:** House  
**Land Size:** 1395 sqm approx



**76 Walkers Rd MOUNT ELIZA 3930** (REI/VG) Agent Comments

5   2   3

**Price:** \$1,770,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** House  
**Land Size:** 2698 sqm approx

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.