Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3 Devlin Court, Bell Park Vic 3215
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$699,000 & \$758,000	Range between	\$699,000	&	\$758,000
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Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Bell Park
Period - From	01/04/2022	to	30/06/2022		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10 Nicole Ct BELL PARK 3215	\$767,000	10/12/2021

2	26 Ashleigh Cr Bell PARK 3215	\$722,000	19/11/2021
3	8 Korakin Ct BELL PARK 3215	\$711,000	25/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/07/2022 10:14





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\$699,000 - \$758,000 **Median House Price**

Indicative Selling Price

June quarter 2022: \$650,000



Property Type: House (Previously Occupied - Detached) Land Size: 577 sqm approx

Agent Comments

Comparable Properties

10 Nicole Ct BELL PARK 3215 (VG)

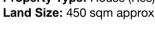
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Price: \$767,000 Method: Sale

Date: 10/12/2021 Property Type: House (Res) **Agent Comments**





26 Ashleigh Cr BELL PARK 3215 (REI/VG)





Price: \$722,000 Method: Private Sale Date: 19/11/2021 Property Type: House Land Size: 618 sqm approx **Agent Comments**

8 Korakin Ct BELL PARK 3215 (REI/VG)

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Price: \$711,000

Method: Sold Before Auction

Date: 25/08/2021

Property Type: House (Res) Land Size: 555 sqm approx Agent Comments

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



