

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Devlin Court, Bell Park Vic 3215

### Indicative selling price

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

Range between \$699,000

&

\$758,000

### Median sale price

Median price \$650,000

Property 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.

	Address 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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 577 sqm approx

Agent Comments

## Comparable Properties

### 10 Nicole Ct BELL PARK 3215 (VG)

Agent Comments



**Price:** \$767,000

**Method:** Sale

**Date:** 10/12/2021

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



### 26 Ashleigh Cr BELL PARK 3215 (REI/VG)

Agent Comments



**Price:** \$722,000

**Method:** Private Sale

**Date:** 19/11/2021

**Property Type:** House

**Land Size:** 618 sqm approx

### 8 Korakin Ct BELL PARK 3215 (REI/VG)

Agent Comments



**Price:** \$711,000

**Method:** Sold Before Auction

**Date:** 25/08/2021

**Property Type:** House (Res)

**Land Size:** 555 sqm approx