

# 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

8 Karlovac 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 \$499,000

&

\$548,000

### Median sale price

Median price \$527,500

Property Type House

Suburb Bell Park

Period - From 01/04/2020

to 31/03/2021

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	152 Separation St BELL PARK 3215	\$550,000	01/05/2021
2	4 Elsie St BELL PARK 3215	\$520,000	01/05/2021
3	27 Tallinn St BELL PARK 3215	\$480,000	16/12/2020

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:

03/05/2021 09:22

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**Indicative Selling Price**

\$499,00 - \$548,000

**Median House Price**

Year ending March 2021: \$527,500



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

**Land Size:** 788 sqm approx

Agent Comments

## Comparable Properties



**152 Separation St BELL PARK 3215 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** House (Res)



**4 Elsie St BELL PARK 3215 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** House (Res)

**27 Tallinn St BELL PARK 3215 (VG)**

Agent Comments



**Price:** \$480,000

**Method:** Sale

**Date:** 16/12/2020

**Property Type:** House (Res)

**Land Size:** 628 sqm approx