Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Karlovac Court, Bell Park Vic 3215

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$499,000		&		\$548,000			
Median sale p	rice							
Median price	\$527,500	Pro	operty Type	Hou	se		Suburb	Bell Park
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ade	dress 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



Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 788 sqm approx Agent Comments

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> **Indicative Selling Price** \$499,00 - \$548,000

Median House Price Year ending March 2021: \$527,500

Comparable Properties



152 Separation St BELL PARK 3215 (REI) 1

- 3

Price: \$550,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res)

4 Elsie St BELL PARK 3215 (REI)



Agent Comments

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



Date: 16/12/2020 Property Type: House (Res) Land Size: 628 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.