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 2/77 Mcclelland Street, Bell Park Vic 3215

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|-----------|
| Range betweer | \$549,000 | | & | | \$589,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$580,000 | Pro | operty Type | Unit | | | Suburb | Bell Park |
| Period - From | 01/07/2022 | to | 30/06/2023 | | 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 | 1/146 Separation St BELL PARK 3215 | \$585,000 | 06/04/2023 |
| 2 | 10b Kaunas St BELL PARK 3215 | \$580,000 | 25/10/2022 |
| 3 | 2/7 Curtin St BELL PARK 3215 | \$555,000 | 10/05/2022 |

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:

21/08/2023 12:18



2/77 Mcclelland Street, Bell Park Vic 3215

Harcourts





Property Type: Unit Land Size: 248 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$549,000 - \$589,000 Median Unit Price Year ending June 2023: \$580,000

Comparable Properties



1/146 Separation St BELL PARK 3215 (REI/VG) Agent Comments



Price: \$585,000 Method: Private Sale Date: 06/04/2023 Property Type: Unit Land Size: 321 sqm approx



10b Kaunas St BELL PARK 3215 (REI/VG)



Price: \$580,000 Method: Private Sale Date: 25/10/2022 Property Type: Unit Land Size: 250 sqm approx

2/7 Curtin St BELL PARK 3215 (VG)

Agent Comments

Agent Comments



Price: \$555,000 Method: Sale Date: 10/05/2022 Property Type: Flat/Unit/Apartment (Res)

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



propertydata

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