

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

2/77 McClelland Street, Bell Park Vic 3215

Indicative selling price

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

Range between

\$549,000

&

\$589,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Bell Park

Period - From

01/07/2022

to

30/06/2023

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	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



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Property Type: Unit

Land Size: 248 sqm approx

Agent Comments

Comparable Properties



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

2 1 1

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) **Agent Comments**

3 2 2

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**

2 - -

Price: \$555,000

Method: Sale

Date: 10/05/2022

Property Type: Flat/Unit/Apartment (Res)