

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46a Maple Crescent, Bell Park Vic 3215

Indicative selling price

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

Range between \$579,000

&

\$629,000

Median sale price

Median price \$623,250

Property Type House

Suburb Bell Park

Period - From 02/08/2022

to

01/08/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/40 Elsie St BELL PARK 3215	\$624,500	21/03/2023
2	10b Deakin St BELL PARK 3215	\$600,000	27/05/2023
3	1/28 Almana St BELL PARK 3215	\$555,000	05/07/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/08/2023 14:40



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Property Type: House
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price
 \$579,000 - \$629,000

Median House Price
 02/08/2022 - 01/08/2023: \$623,250

Comparable Properties



1/40 Elsie St BELL PARK 3215 (REI/VG)

Agent Comments

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Price: \$624,500
Method: Private Sale
Date: 21/03/2023
Property Type: Townhouse (Single)
Land Size: 287 sqm approx



10b Deakin St BELL PARK 3215 (REI)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 27/05/2023
Property Type: House
Land Size: 339 sqm approx



1/28 Almana St BELL PARK 3215 (REI)

Agent Comments

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Price: \$555,000
Method: Private Sale
Date: 05/07/2023
Property Type: Unit
Land Size: 337 sqm approx