

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 ASHLEIGH CRESCENT, BELL PARK,

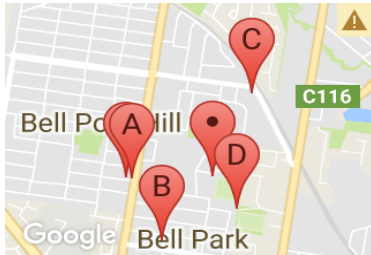
 3  1  2

Indicative Selling Price

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

Price Range: \$389,000 to \$409,000

MEDIAN SALE PRICE



BELL PARK, VIC, 3215

Suburb Median Sale Price (House)

\$450,000

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



123 ANAKIE RD, BELL POST HILL, VIC 3215

 3  1  1

Sale Price

***\$422,000**

Sale Date: 07/02/2018

Distance from Property: 520m



69 HUGHES ST, BELL PARK, VIC 3215

 3  2  2

Sale Price

***\$422,000**

Sale Date: 12/01/2018

Distance from Property: 566m



6 NAMBET CRT, BELL PARK, VIC 3215

 3  1  5

Sale Price

\$396,000

Sale Date: 19/12/2017

Distance from Property: 645m



This report has been compiled on 16/02/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2/28 ALMANA ST, BELL PARK, VIC 3215

 **3**  **2**  **1**

Sale Price

***\$436,000**

Sale Date: 15/12/2017

Distance from Property: 284m



2 RUHAMAH AVE, BELL POST HILL, VIC 3215

 **3**  **1**  **4**

Sale Price

\$465,000

Sale Date: 05/12/2017

Distance from Property: 563m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 ASHLEIGH CRESCENT, BELL PARK, VIC 3215

Indicative selling price

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

Price Range:

\$389,000 to \$409,000

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

BELL PARK

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
123 ANAKIE RD, BELL POST HILL, VIC 3215	*\$422,000	07/02/2018
69 HUGHES ST, BELL PARK, VIC 3215	*\$422,000	12/01/2018
6 NAMBET CRT, BELL PARK, VIC 3215	\$396,000	19/12/2017
2/28 ALMANA ST, BELL PARK, VIC 3215	*\$436,000	15/12/2017

2 RUHAMAH AVE, BELL POST HILL, VIC 3215	\$465,000	05/12/2017
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