

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

28 Curtin Street, Bell Park VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$650,000

or range between

&

Median sale price

Median price \$516,250

Property type House

Suburb Bell Park

Period - From 16 Oct 2020

to

21 May
2021

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. 5 Maple Crescent, Bell Park	\$587,000	24 April 2021
2. 26 Maple Crescent, Bell Park	\$636,000	14 April 2021
3. 40 Curtin Street, Bell Park	\$600,000	27 March 2021

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: June 4th 2021