

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

40 Maple Crescent, Bell Park Vic 3215

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$634,500 Property Type House Suburb Bell Park

Period - From 18/03/2021 to 17/03/2022 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 | 11 Thorburn St BELL PARK 3215 | \$616,000 | 26/06/2021 |
| 2 | 15 Maple Cr BELL PARK 3215 | \$612,000 | 05/02/2021 |
| 3 | 16 Hillside Ct BELL PARK 3215 | \$575,000 | 25/05/2021 |

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:

18/03/2022 10:44



3 1 4

Rooms: 4

Property Type: House

Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median House Price

18/03/2021 - 17/03/2022: \$634,500

Comparable Properties



11 Thorburn St BELL PARK 3215 (REI/VG)

Agent Comments

3 1 5

Price: \$616,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 640 sqm approx

15 Maple Cr BELL PARK 3215 (VG)

Agent Comments

3 - -

Price: \$612,000

Method: Sale

Date: 05/02/2021

Property Type: House (Res)

Land Size: 651 sqm approx



16 Hillside Ct BELL PARK 3215 (REI/VG)

Agent Comments

3 1 6

Price: \$575,000

Method: Private Sale

Date: 25/05/2021

Property Type: House

Land Size: 652 sqm approx