

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 LEVOCA COURT, BELL PARK, VIC 3215



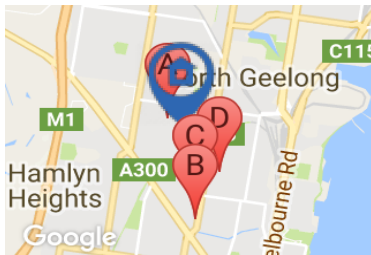
Indicative Selling Price

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

\$330,000 to \$350,000

Provided by: matthewroberts, Hocking Stuart Geelong

SUBURB MEDIAN



BELL PARK, VIC, 3215

Suburb Median Sale Price (Vacant Land)

\$500,000

01 October 2016 to 31 March 2017

Provided by: **pricefinder**

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.



45 THORBURN ST, BELL PARK, VIC 3215



Sale Price

***\$318,000**

Sale Date: 25/03/2017

Distance from Property: 215m



5 MAGILL PL, NORTH GEELONG, VIC 3215



Sale Price

\$300,000

Sale Date: 02/03/2017

Distance from Property: 1.3km



12 BADEN POWELL DR, NORTH GEELONG, VIC



Sale Price

Price Withheld

Sale Date: 15/03/2017

Distance from Property: 931m



This report has been compiled on 25/05/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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31 WALSGOTT ST, NORTH GEELONG, VIC 3215  3  1  1

Sale Price

Price Withheld

Sale Date: 21/04/2017

Distance from Property: 827m



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

4 LEVOCA COURT, BELL PARK, VIC 3215

Indicative selling price

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

Single Price / Range

\$330,000 to \$350,000

Median sale price

Median price

\$500,000

House

Unit


Suburb

BELL PARK

Period

01 October 2016 to 31 March 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
45 THORBURN ST, BELL PARK, VIC 3215	*\$318,000	25/03/2017
5 MAGILL PL, NORTH GEELONG, VIC 3215	\$300,000	02/03/2017
12 BADEN POWELL DR, NORTH GEELONG, VIC 3215	Price Withheld	15/03/2017
31 WALSGOTT ST, NORTH GEELONG, VIC 3215	Price Withheld	21/04/2017