



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 1/106 Anakie Road, BELL PARK 3215

Indicative selling price

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

Range \$395,000 - \$425,000

Median sale price

Median **House** for **BELL PARK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$485,000

Comparable property sales

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 the most comparable to the property for sale.

3/41 Malcolm Street,
Bell Park 3215

Price **\$440,000** Sold 30
January 2019

1/41 Malcolm Street,
Bell Park 3215

Price **\$400,000** Sold 07
February 2019

3/6 Karlovac Court,
Bell Park 3215

Price **\$350,000** Sold 02 May
2019

This Statement of Information was prepared on 4th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
Newtown VIC 3220

Contact agents



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