

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 and
postcode

28 ROMA 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,250

Property type

House

Suburb

Bell Park

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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

40 MAPLE CRESCENT BELL PARK VIC 3215	\$600,000	07-May-22
66 ANAKIE ROAD BELL PARK VIC 3215	\$600,000	03-Apr-23
45 VISTULA AVENUE BELL PARK VIC 3215	\$625,000	28-Jun-22

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: 26 July 2023

**40 MAPLE CRESCENT BELL PARK
VIC 3215**

Sold Price

\$600,000Sold Date **07-May-22** 3  1  1

Distance

0.1km**66 ANAKIE ROAD BELL PARK VIC
3215**

Sold Price

Sold Date **03-Apr-23** 3  1  -

Distance

0.58km**45 VISTULA AVENUE BELL PARK
VIC 3215**

Sold Price

\$625,000Sold Date **28-Jun-22** 3  1  1

Distance

0.28km**RS** = Recent sale**UN** = Undisclosed Sale

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