

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

1 Devlin Court, Bell Park Vic 3215

Indicative selling price

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

Range between

\$679,000

&

\$729,000

Median sale price

Median price

\$636,000

Property Type

House

Suburb

Bell Park

Period - From

29/03/2021

to

28/03/2022

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	40 Hammersley Rd BELL PARK 3215	\$760,000	24/01/2022
2	26 Ashleigh Cr BELL PARK 3215	\$722,000	19/11/2021
3	30 Bruce St BELL PARK 3215	\$700,000	03/10/2021

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:

29/03/2022 09:16



Property Type: Land

Land Size: 573 sqm approx

Agent Comments

Comparable Properties



40 Hammersley Rd BELL PARK 3215 (VG)

Agent Comments



Price: \$760,000

Method: Sale

Date: 24/01/2022

Property Type: House (Res)

Land Size: 555 sqm approx



26 Ashleigh Cr BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$722,000

Method: Private Sale

Date: 19/11/2021

Property Type: House

Land Size: 618 sqm approx



30 Bruce St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 03/10/2021

Property Type: House (Res)

Land Size: 676 sqm approx