

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

5 Woodvale Court, Bell Park Vic 3215

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$697,000 Property Type House Suburb Bell Park

Period - From 01/10/2021 to 31/12/2021 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	12 Woodvale Ct BELL PARK 3215	\$625,000	06/06/2021
2	13 Peacock Av NORLANE 3214	\$596,000	15/02/2022
3	2 Shannahan Dr NORLANE 3214	\$590,000	30/09/2021

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:

28/02/2022 10:44

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Indicative Selling Price

\$590,000 - \$630,000

Median House Price

December quarter 2021: \$697,000



Property Type: Land

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



12 Woodvale Ct BELL PARK 3215 (VG)

Agent Comments



Price: \$625,000

Method: Sale

Date: 06/06/2021

Property Type: House (Res)

Land Size: 638 sqm approx



13 Peacock Av NORLANE 3214 (REI)

Agent Comments



Price: \$596,000

Method: Private Sale

Date: 15/02/2022

Property Type: House

Land Size: 618 sqm approx



2 Shannahan Dr NORLANE 3214 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 30/09/2021

Property Type: House (Res)

Land Size: 643 sqm approx