Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	54 Malinda Crescent, Bell Park Vic 3215
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$485,000	Pro	perty Type U	nit		Suburb	Bell Park
Period - From	01/04/2021	to	30/06/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/40 Thorburn St BELL PARK 3215	\$436,200	24/05/2021
2	2/4 Karlovac Ct BELL PARK 3215	\$435,000	25/11/2020
3	3/30-32 Nicholson Cr BELL PARK 3215	\$405,000	06/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	11/10/2021 15:09
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> **Indicative Selling Price** \$389,000 - \$419,000 **Median Unit Price**

June quarter 2021: \$485,000







Property Type: Land Land Size: 270 sqm approx **Agent Comments**



Comparable Properties



1/40 Thorburn St BELL PARK 3215 (REI/VG)

- 2





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Price: \$436,200 Method: Private Sale Date: 24/05/2021 Property Type: Unit





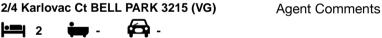




Price: \$435,000 Method: Sale Date: 25/11/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments





3/30-32 Nicholson Cr BELL PARK 3215 (REI)

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Price: \$405,000 Method: Private Sale Date: 06/08/2021 Property Type: Unit

Agent Comments

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