

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

54 Malinda Crescent, Bell Park Vic 3215

Indicative selling price

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

Range between \$389,000 & \$419,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Bell Park

Period - From 01/04/2021

to 30/06/2021

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	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 comparable properties 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

54 Malinda Crescent, Bell Park Vic 3215

Harcourts

Jasmin Jurkovic

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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)

Agent Comments



Price: \$436,200

Method: Private Sale

Date: 24/05/2021

Property Type: Unit



2/4 Karlovac Ct BELL PARK 3215 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 25/11/2020

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 06/08/2021

Property Type: Unit

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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