

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

16 Milton Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$549,000 & \$600,000

Median sale price

Median price \$655,000 Property Type House Suburb Bell Park

Period - From 07/07/2021 to 06/07/2022 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	12 Walsh Gr NORTH GEELONG 3215	\$657,000	25/03/2022
2	1/58 Giddings St NORTH GEELONG 3215	\$615,000	17/05/2022
3	1 Hughes St BELL PARK 3215	\$560,000	20/01/2022

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:

07/07/2022 08:47



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Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
\$549,000 - \$600,000

Median House Price
07/07/2021 - 06/07/2022: \$655,000

Comparable Properties



12 Walsh Gr NORTH GEELONG 3215 (REI/VG) **Agent Comments**

3 1 2

Price: \$657,000
Method: Private Sale
Date: 25/03/2022
Property Type: House
Land Size: 417 sqm approx



1/58 Giddings St NORTH GEELONG 3215 (REI) **Agent Comments**

3 1 1

Price: \$615,000
Method: Private Sale
Date: 17/05/2022
Property Type: Unit
Land Size: 309 sqm approx



1 Hughes St BELL PARK 3215 (VG)

Agent Comments

3 - -

Price: \$560,000
Method: Sale
Date: 20/01/2022
Property Type: House (Res)
Land Size: 407 sqm approx