

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 Milan Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$629,000 & \$669,000

Median sale price

Median price \$641,000 Property Type House Suburb Bell Park

Period - From 01/07/2021 to 30/09/2021 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	30 Bruce St, Bell Park, Vic 3215, Australia	\$700,000	03/10/2021
2	11 Banfield St, Bell Park, Vic 3215, Australia	\$705,300	29/09/2021
3	181 Separation St BELL PARK 3215	\$725,000	16/10/2021

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:

15/11/2021 15:35

5 Milan Street, Bell Park Vic 3215

Harcourts

Nick De Stefano

5278 7011

0431 230 124

nick.destefano@harcourts.com.au

Indicative Selling Price

\$629,000 - \$669,000

Median House Price

September quarter 2021: \$641,000



3 1 1

Rooms: 4

Property Type: House

Land Size: 592 sqm approx

Agent Comments

Comparable Properties

30 Bruce St, Bell Park, Vic 3215, Australia (REI)

Agent Comments

3 1 2

Price: \$700,000

Method:

Date: 03/10/2021

Property Type: House

11 Banfield St, Bell Park, Vic 3215, Australia (REI)

Agent Comments

3 1 1

Price: \$705,300

Method:

Date: 29/09/2021

Property Type: House



181 Separation St BELL PARK 3215 (REI)

Agent Comments

3 2 2

Price: \$725,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House

Land Size: 631 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.