

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16b Libau Avenue, Bell Park Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$499,000 & \$545,000

### Median sale price

Median price \$590,000

Property Type Unit

Suburb Bell Park

Period - From 01/04/2022

to 31/03/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/04/2023 11:41

16b Libau Avenue, Bell Park Vic 3215

# Harcourts

Joe Grgic

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**Indicative Selling Price**

\$499,000 - \$545,000

**Median Unit Price**

Year ending March 2023: \$590,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 190 sqm approx

Agent Comments

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



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