

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 Thorburn Street, Bell Park Vic 3215

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$583,500

Property Type

House

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	42 Banfield St BELL PARK 3215	\$621,000	02/07/2021
2	11 Thorburn St BELL PARK 3215	\$616,000	26/06/2021
3	60 Anakie Rd BELL PARK 3215	\$660,000	22/05/2021

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:

01/08/2021 22:01

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Indicative Selling Price

\$650,000

Median House Price

June quarter 2021: \$583,500



Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



42 Banfield St BELL PARK 3215 (REI)

Agent Comments



Price: \$621,000

Method: Private Sale

Date: 02/07/2021

Property Type: House

Land Size: 617 sqm approx



11 Thorburn St BELL PARK 3215 (REI)

Agent Comments



Price: \$616,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 640 sqm approx



60 Anakie Rd BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 653 sqm approx