

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 ABELE STREET, BELL PARK, VIC 3215**

 4  2  2

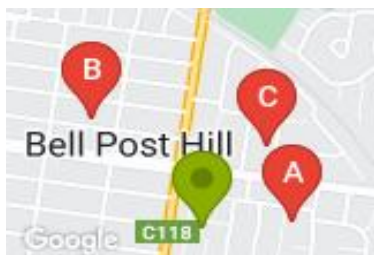
**Indicative Selling Price**

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

**Price Range: \$799,000 to \$878,000**

Provided by: Matthew Roberts, Hayeswinckle

## MEDIAN SALE PRICE



**BELL PARK, VIC, 3215**

**Suburb Median Sale Price (House)**

**\$655,000**

01 October 2021 to 30 September 2022

Provided by: 

## COMPARABLE PROPERTIES

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.



**3 DENA CRT, BELL PARK, VIC 3215**

 4  2  3

**Sale Price**

**\*\$920,000**

Sale Date: 12/08/2022

Distance from Property: 289m



**34 KINLOCK ST, BELL POST HILL, VIC 3215**

 4  2  1

**Sale Price**

**\$820,000**

Sale Date: 14/07/2022

Distance from Property: 537m



**9 WATTLEPARK AVE, BELL PARK, VIC 3215**

 4  2  2

**Sale Price**

**\$785,000**

Sale Date: 27/07/2022

Distance from Property: 356m



This report has been compiled on 20/10/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

9 ABELE STREET, BELL PARK, VIC 3215

### Indicative selling price

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

Price Range:

\$799,000 to \$878,000

### Median sale price

Median price

\$655,000

Property type

House

Suburb

BELL PARK

Period

01 October 2021 to 30 September 2022

Source



### Comparable property sales

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

3 DENA CRT, BELL PARK, VIC 3215	*\$920,000	12/08/2022
34 KINLOCK ST, BELL POST HILL, VIC 3215	\$820,000	14/07/2022
9 WATTLEPARK AVE, BELL PARK, VIC 3215	\$785,000	27/07/2022

This Statement of Information was prepared on:

20/10/2022