

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

10 Carramar Drive, Bell Park Vic 3215

Indicative selling price

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

Range between \$609,000 & \$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	8 Korakin Ct BELL PARK 3215	\$711,000	25/08/2021
2	28 Curtin St BELL PARK 3215	\$668,000	19/06/2021
3	7 Malcolm St BELL PARK 3215	\$620,000	15/06/2021

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:

27/10/2021 10:06



Property Type: Land

Land Size: 597 sqm approx

Agent Comments

Comparable Properties

8 Korakin Ct BELL PARK 3215 (REI)

Agent Comments



Price: \$711,000

Method: Sold Before Auction

Date: 25/08/2021

Property Type: House (Res)



28 Curtin St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$668,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 650 sqm approx



7 Malcolm St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 15/06/2021

Property Type: House

Land Size: 629 sqm approx