

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

3 Dena Court, Bell Park Vic 3215

Indicative selling price

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

Range between \$849,000 & \$929,000

Median sale price

Median price \$650,000

Property Type House

Suburb Bell Park

Period - From 01/04/2022

to 30/06/2022

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 Prestige Av BELL PARK 3215	\$925,000	01/03/2022
2	27 Prestige Av BELL PARK 3215	\$908,000	07/03/2022
3	5 Nandina Cl BELL PARK 3215	\$890,000	03/11/2021

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:

18/07/2022 10:14



Property Type: House (Previously Occupied - Detached)

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



42 Prestige Av BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 01/03/2022

Property Type: House

Land Size: 750 sqm approx



27 Prestige Av BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$908,000

Method: Private Sale

Date: 07/03/2022

Property Type: House

Land Size: 637 sqm approx

5 Nandina CI BELL PARK 3215 (VG)

Agent Comments



Price: \$890,000

Method: Sale

Date: 03/11/2021

Property Type: House (Res)

Land Size: 764 sqm approx