

## 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 and  
postcode

2/12 Willow Crescent 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$529,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Bell Park

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2/25 Maple Crescent Bell Park VIC 3215      | \$581,000 | 27-Oct-21 |
| 4/3-5 Elsie Street Bell Park VIC 3215       | \$515,000 | 22-Aug-21 |
| 2/25 Willana Avenue Hamlyn Heights VIC 3215 | \$572,000 | 29-Jun-21 |

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 January 2022



**2/25 Maple Crescent Bell Park VIC 3215**

2 1 1

Sold Price

**\$581,000**

Sold Date

**27-Oct-21**

Distance

**0.08km**



**4/3-5 Elsie Street Bell Park VIC 3215**

2 1 1

Sold Price

**\$515,000**

Sold Date

**22-Aug-21**

Distance

**0.39km**



**2/25 Willana Avenue Hamlyn Heights VIC 3215**

2 2 1

Sold Price

**\$572,000**

Sold Date

**29-Jun-21**

Distance

**0.46km**



**2/32 Vistula Avenue Bell Park VIC 3215**

2 1 1

Sold Price

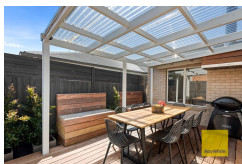
**\$505,000**

Sold Date

**06-Oct-21**

Distance

**0.6km**



**3/3 Tallinn Street Bell Park VIC 3215**

2 1 1

Sold Price

**\$530,000**

Sold Date

**16-Nov-21**

Distance

**0.65km**



**1/12 Castle Court Bell Park VIC 3215**

2 1 1

Sold Price

**\$490,000**

Sold Date

**19-Aug-21**

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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**2/39 Deakin Street Bell Park VIC 3215**

Sold Price

**\$561,000**

Sold Date

**28-Sep-21**

 2

 1

 1

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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