

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

8 Carissa Mews, Bell Park Vic 3215

Indicative selling price

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

Range between \$529,000 & \$569,000

Median sale price

Median price \$580,000 Property Type House Suburb Bell Park

Period - From 25/10/2020 to 24/10/2021 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	11 Furner Av BELL PARK 3215	\$572,500	22/05/2021
2	4 Stella Ct BELL PARK 3215	\$565,000	05/02/2021
3	164 Anakie Rd BELL PARK 3215	\$539,000	09/08/2021

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:

25/10/2021 17:31



Property Type: Land

Land Size: 591 sqm approx

Agent Comments

Comparable Properties

11 Furner Av BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$572,500

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 611 sqm approx



4 Stella Ct BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 05/02/2021

Property Type: House

Land Size: 350 sqm approx



164 Anakie Rd BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$539,000

Method: Private Sale

Date: 09/08/2021

Property Type: House

Land Size: 554 sqm approx