

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

25 Jabone Terrace, Bell Park Vic 3215

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$636,250 Property Type House Suburb Bell Park

Period - From 01/07/2022 to 30/09/2022 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	8 Hillside Ct BELL PARK 3215	\$626,000	27/06/2022
2	45 Vistula Av BELL PARK 3215	\$625,000	28/06/2022
3	22 Webber St BELL POST HILL 3215	\$591,000	05/09/2022

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:

23/11/2022 15:30



3
 1
 2

Property Type: House
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price

\$570,000 - \$610,000

Median House Price

September quarter 2022: \$636,250

Comparable Properties



8 Hillside Ct BELL PARK 3215 (REI/VG)

Agent Comments

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Price: \$626,000
Method: Private Sale
Date: 27/06/2022
Property Type: House
Land Size: 647 sqm approx



45 Vistula Av BELL PARK 3215 (REI/VG)

Agent Comments

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Price: \$625,000
Method: Private Sale
Date: 28/06/2022
Property Type: House
Land Size: 688 sqm approx



22 Webber St BELL POST HILL 3215 (REI/VG)

Agent Comments

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 1
 3

Price: \$591,000
Method: Private Sale
Date: 05/09/2022
Property Type: House
Land Size: 575 sqm approx