

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4a Milan Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$429,000

&

\$469,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Bell Park

Period - From 17/01/2021

to 16/01/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/12 Castle Ct BELL PARK 3215	\$490,000	19/08/2021
2	1/42 Curtin St BELL PARK 3215	\$480,000	19/08/2021
3	2/42 Curtin St BELL PARK 3215	\$480,000	08/11/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/01/2022 11:26



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Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/12 Castle Ct BELL PARK 3215 (VG)

Agent Comments

2 - -

Price: \$490,000

Method: Sale

Date: 19/08/2021

Property Type: Flat/Unit/Apartment (Res)



1/42 Curtin St BELL PARK 3215 (VG)

Agent Comments

4 - -

Price: \$480,000

Method: Sale

Date: 19/08/2021

Property Type: Flat/Unit/Apartment (Res)



2/42 Curtin St BELL PARK 3215 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 08/11/2021

Property Type: Unit

Land Size: 190 sqm approx