

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

33 Vistula Avenue, Bell Park Vic 3215

Indicative selling price

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

Range between \$499,000 & \$548,000

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	148 Separation St BELL PARK 3215	\$550,000	30/03/2022
2	202 Separation St BELL PARK 3215	\$545,000	08/11/2021
3	57 Libau Av BELL PARK 3215	\$500,000	14/05/2022

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:

28/10/2022 14:36



Property Type:

Agent Comments

Comparable Properties



148 Separation St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 30/03/2022

Property Type: House

Land Size: 603 sqm approx

202 Separation St BELL PARK 3215 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 08/11/2021

Property Type: House (Res)

Land Size: 660 sqm approx



57 Libau Av BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 604 sqm approx