



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/38 Yaraan Street,
BELL PARK 3215**

House



2 beds



1 baths



1 parking

Indicative selling price

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

Range \$350,000 - \$385,000

Median sale price

Median **House** for **BELL PARK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$415,000

Comparable property sales

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 the most comparable to the property for sale.

51 McClelland Street,
Bell Park 3215

Price **\$438,000** Sold 11
February 2019

1/41 Malcolm Street,
Bell Park 3215

Price **\$400,000** Sold 07
February 2019

2/5 Alvena Court,
Bell Park 3215

Price **\$356,000** Sold 20 June
2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3220 Pty Ltd t/as
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Contact agents



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