Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 51 Malinda Crescent, Bell Park Vic 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$569,000		&		\$619,000					
Median sale pr	rice									
Median price	\$639,425	Pro	operty Type	Hou	se		Suburb	Bell Park		
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2 Shannahan Dr NORLANE 3214	\$590,000	30/09/2021
2	15 Karlovac Ct BELL PARK 3215	\$562,000	26/02/2021
3	7 Wirraway Cr NORLANE 3214	\$555,500	05/07/2021

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:

04/07/2022 13:26



Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 719 sqm approx Agent Comments

Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$569,000 - \$619,000 **Median House Price** Year ending March 2022: \$639,425

Comparable Properties



2 Shannahan Dr NORLANE 3214 (VG) ' ← **1** 3

Price: \$590,000 Method: Sale Date: 30/09/2021 Property Type: House (Res) Land Size: 643 sqm approx

Agent Comments

Agent Comments



15 Karlovac Ct BELL PARK 3215 (VG)



Price: \$562,000 Method: Sale Date: 26/02/2021 Property Type: House (Res) Land Size: 682 sqm approx



7 Wirraway Cr NORLANE 3214 (REI/VG) **6**

- 3 12 Agent Comments

Price: \$555,500 Method: Private Sale Date: 05/07/2021 Property Type: House Land Size: 548 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555





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