

29.31m

10.50m

**308m<sup>2</sup>**  
(Approx.)

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**40A Shannahan Drive,  
BELL PARK 3215**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$185,000**

### Median sale price

Median **House** for **BELL PARK** for period **Apr 2017 - Mar 2018**

Sourced from **Price Finder**.

**\$247,000**

### Comparable property sales

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 the most comparable to the property for sale.

**38 Shannahan Drive,**  
Bell Park 3215

**Price \$170,000** Sold 20  
March 2018

**Lot 1 Shannahan Drive,**  
Bell Park 3215

**Price \$175,000** Sold 15  
February 2018

**40 Shannahan Drive,**  
Bell Park 3215

**Price \$180,000** Sold 12  
February 2018

### 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 Price Finder.

House

### Burns Archer Realty

1/1-11 Station Lake Road,  
Lara VIC 3212

### Contact agents



Theo van Meel

03 5282 1999  
0439 343 826

[theo@burnsarcher.com.au](mailto:theo@burnsarcher.com.au)

**Burns Archer**  
Realty