

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

21A Deakin Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$639,000 & \$659,000

Median sale price

Median price \$630,500 Property Type House Suburb Bell Park

Period - From 24/05/2022 to 23/05/2023 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	27 Ward St BELL POST HILL 3215	\$650,000	20/02/2023
2	23a Deakin St BELL PARK 3215	\$640,000	19/07/2022
3	1/40 Elsie St BELL PARK 3215	\$624,500	21/03/2023

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:

24/05/2023 16:43



Property Type: House (Res)

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



27 Ward St BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 20/02/2023

Property Type: House

Land Size: 247 sqm approx



23a Deakin St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 19/07/2022

Property Type: Unit

Land Size: 283 sqm approx



1/40 Elsie St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$624,500

Method: Private Sale

Date: 21/03/2023

Property Type: Townhouse (Single)

Land Size: 287 sqm approx