

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

155 Thompson Road, Bell Park Vic 3215

Indicative selling price

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

Single price

\$623,000

Median sale price

Median price

\$612,500

Property Type

House

Suburb

Bell Park

Period - From

01/10/2022

to

30/09/2023

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	42 Giddings St NORTH GEELONG 3215	\$650,000	20/07/2023
2	45 Vistula Av BELL PARK 3215	\$625,000	28/06/2022
3	12 Libau Av BELL PARK 3215	\$620,000	26/09/2023

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:

30/10/2023 09:15



3 2 3

Property Type: House

Land Size: 765 sqm approx

Agent Comments

Comparable Properties



42 Giddings St NORTH GEELONG 3215 (REI/VG)

Agent Comments

3 1 3

Price: \$650,000

Method: Private Sale

Date: 20/07/2023

Property Type: House (Res)

Land Size: 650 sqm approx



45 Vistula Av BELL PARK 3215 (REI/VG)

Agent Comments

3 1 5

Price: \$625,000

Method: Private Sale

Date: 28/06/2022

Property Type: House

Land Size: 688 sqm approx



12 Libau Av BELL PARK 3215 (REI)

Agent Comments

3 1 1

Price: \$620,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 633 sqm approx