

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

1 Yaraan Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$589,000 & \$629,000

Median sale price

Median price \$570,000 Property Type House Suburb Bell Park

Period - From 03/09/2020 to 02/09/2021 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.

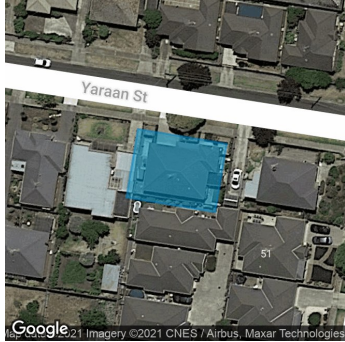
	Address of comparable property	Price	Date of sale
1	54B Hughes St BELL PARK 3215	\$590,000	11/05/2021
2	21b Deakin St BELL PARK 3215	\$541,000	12/04/2021
3	6/45-47 Bruce St BELL PARK 3215	\$481,000	07/05/2021

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:

03/09/2021 11:09



Property Type: Land
Land Size: 333 sqm approx
Agent Comments

Indicative Selling Price
\$589,000 - \$629,000

Median House Price
03/09/2020 - 02/09/2021: \$570,000

Comparable Properties

54B Hughes St BELL PARK 3215 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 11/05/2021
Property Type: Flat/Unit/Apartment (Res)



21b Deakin St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$541,000
Method: Private Sale
Date: 12/04/2021
Property Type: Townhouse (Single)
Land Size: 295 sqm approx



6/45-47 Bruce St BELL PARK 3215 (REI)

Agent Comments



Price: \$481,000
Method: Private Sale
Date: 07/05/2021
Property Type: Townhouse (Single)