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 and postcode

2 Blyth Street Bell Park VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$580,000	&	\$620,000		
Median sale price (*Delete house or unit as applicable)						

Median Price	\$616,000	Prop	erty type		House	Suburb	Bell Park
Period-from	01 Mar 2021	to	28 Feb 2	2022	Source		Corelogic

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
11 Thorburn Street Bell Park VIC 3215	\$616,000	26-Jun-21
9 Elsie Street Bell Park VIC 3215	\$630,000	03-Dec-21
38 Thorburn Street Bell Park VIC 3215	\$580,000	01-May-21

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: 01 March 2022



consumer.vic.gov.au



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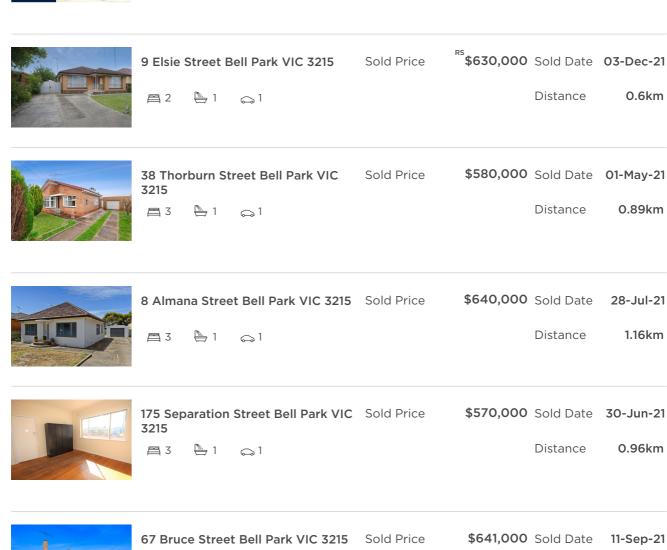
Sold Price

E rod.vanderchys@stockdaleleggo.com.au

\$616,000 Sold Date 26-Jun-21

Distance

0.96km



11 Thorburn Street Bell Park VIC

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3215

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67 Brud	ce Stree	t Bell Park VIC 3215	Sold Price	\$641,000	Sold Date	11-Sep-21
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RS = Recent sale UN = Undisclosed Sale

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<section-header><section-header><text><image/><image/></text></section-header></section-header>	9 Willow Crescent Bell Park VIC 3215 🛱 3 🏝 1 🞧 1	Sold Price	\$575,000 Sold Date Distance	22-Jun-21 0.33km
buston	5 Maple Crescent Bell Park VIC 32	215 Sold Price	\$587,000 Sold Date	24-Apr-21
	🖴 3 🌦 1 🞧 1		Distance	0.19km



16 Thorburn Street Bell Park VIC 3215			Sold Price	\$650,000 Sold Date	31-Jul-21
₫ 3	1	⇔1		Distance	1km

RS = Recent sale UN = Undisclosed Sale

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