

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

16 Hillside Court, Bell Park Vic 3215

Indicative selling price

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

Range between \$539,000 & \$579,000

Median sale price

Median price \$527,500 Property Type House Suburb Bell Park

Period - From 01/04/2020 to 31/03/2021 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	5 Maple Cr BELL PARK 3215	\$587,000	24/04/2021
2	38 Thorburn St BELL PARK 3215	\$580,000	01/05/2021
3	8 Yaraan St BELL PARK 3215	\$571,000	20/02/2021

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:

13/05/2021 17:54



Property Type:

Divorce/Estate/Family Transfers

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



5 Maple Cr BELL PARK 3215 (REI)

Agent Comments



Price: \$587,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 651 sqm approx

38 Thorburn St BELL PARK 3215 (REI)

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

8 Yaraan St BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$571,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 630 sqm approx