

# 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

45 Vistula Avenue, Bell Park Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$599,000 & \$639,000

### Median sale price

Median price \$639,425 Property Type House Suburb Bell Park

Period - From 01/04/2021 to 31/03/2022 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	18 Vistula Av BELL PARK 3215	\$650,000	04/05/2022
2	2 Castle Ct BELL PARK 3215	\$633,000	06/11/2021
3	40 Maple Cr BELL PARK 3215	\$600,000	07/05/2022

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:

01/06/2022 16:31

45 Vistula Avenue, Bell Park Vic 3215

# Harcourts

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**Indicative Selling Price**

\$599,000 - \$639,000

**Median House Price**

Year ending March 2022: \$639,425



**Property Type:**

Agent Comments

## Comparable Properties



**18 Vistula Av BELL PARK 3215 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 04/05/2022

**Property Type:** House

**Land Size:** 628 sqm approx



**2 Castle Ct BELL PARK 3215 (REI/VG)**

Agent Comments



**Price:** \$633,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**40 Maple Cr BELL PARK 3215 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Auction Sale

**Date:** 07/05/2022

**Property Type:** House (Res)

**Land Size:** 702 sqm approx

**Account** - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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