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

148 Separation Street, Bell Park Vic 3215

Indicative selling price

For the meaning	of this price see	e consumer.vic.go	v.au/underquotii	ng			
Range betwee	n \$539,000	&	\$579,000)			
Median sale price							
Median price	\$623,000	Property Type	House	Suburb	Bell Park		
Period - From	22/02/2021	to 21/02/2022	Sou	urce 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.

Ad	dress of comparable property	Price	Date of sale
1	175 Separation St BELL PARK 3215	\$570,000	21/07/2021
2	191 Separation St BELL PARK 3215	\$550,000	17/02/2022
3	202 Separation St BELL PARK 3215	\$545,000	08/11/2021

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:

22/02/2022 09:10



Harcourts





Property Type: Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$539,000 - \$579,000 Median House Price 22/02/2021 - 21/02/2022: \$623,000

Comparable Properties





Price: \$550,000 Method: Sold Before Auction Date: 17/02/2022 Property Type: House Land Size: 622 sqm approx

202 Separation St BELL PARK 3215 (VG)

Agent Comments



Price: \$545,000 Method: Sale Date: 08/11/2021 Property Type: House (Res) Land Size: 660 sqm approx

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



propertydata

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