

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$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

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	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



**Property Type:**

Agent Comments

## Comparable Properties



**175 Separation St BELL PARK 3215 (REI/VG)**

Agent Comments



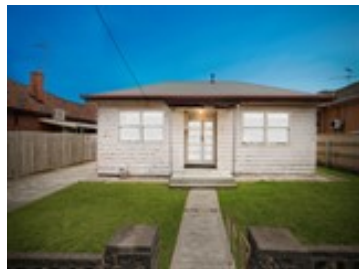
**Price:** \$570,000

**Method:** Private Sale

**Date:** 21/07/2021

**Property Type:** House

**Land Size:** 637 sqm approx



**191 Separation St BELL PARK 3215 (REI)**

Agent Comments



**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