



STATEMENT OF INFORMATION

1/2 JASMINE STREET, BELL PARK, VIC 3215

PREPARED BY ROWAN MERRIMAN, HOCKING STUART GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/2 JASMINE STREET, BELL PARK, VIC

2 1 1

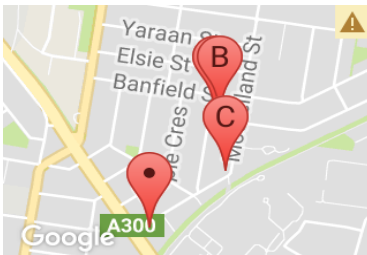
Indicative Selling Price

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

Price Range: 340,000 to 355,000

Provided by: Rowan Merriman, Hocking Stuart Geelong

MEDIAN SALE PRICE



BELL PARK, VIC, 3215

Suburb Median Sale Price (Unit)

\$295,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



34 ROMA ST, BELL PARK, VIC 3215

2 1 1

Sale Price

***\$315,000**

Sale Date: 27/05/2017

Distance from Property: 468m



2/34 ROMA ST, BELL PARK, VIC 3215

3 1 1

Sale Price

\$315,000

Sale Date: 29/05/2017

Distance from Property: 473m



1/5 MCCLELLAND ST, BELL PARK, VIC 3215

3 2 2

Sale Price

\$355,000

Sale Date: 23/12/2016

Distance from Property: 319m



This report has been compiled on 17/08/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/2 JASMINE STREET, BELL PARK, VIC 3215

Indicative selling price

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

Price Range:

340,000 to 355,000

Median sale price

Median price

\$295,000

House

X

Unit


Suburb

BELL PARK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
34 ROMA ST, BELL PARK, VIC 3215	*\$315,000	27/05/2017
2/34 ROMA ST, BELL PARK, VIC 3215	\$315,000	29/05/2017
1/5 MCCLELLAND ST, BELL PARK, VIC 3215	\$355,000	23/12/2016