Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	C7- The decima Other to Dell Deide Visco 0015
Addiess	67a Thorburn Street, Bell Park Vic 3215
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$541,500	Pro	perty Type	Jnit		Suburb	Bell Park
Period - From	01/07/2021	to	30/06/2022	s	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	23a Deakin St BELL PARK 3215	\$640,000	19/07/2022
2	2/44 Hughes St BELL PARK 3215	\$620,000	26/05/2022
3	1/58 Giddings St NORTH GEELONG 3215	\$615,000	17/05/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/09/2022 12:04



Date of sale



Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$599,000 - \$649,000 **Median Unit Price**

Year ending June 2022: \$541,500





Property Type: House (Res) Land Size: 337 sqm approx **Agent Comments**

Comparable Properties



23a Deakin St BELL PARK 3215 (REI/VG)

-3



Price: \$640,000 Method: Private Sale Date: 19/07/2022 Property Type: Unit

Land Size: 283 sqm approx

Agent Comments



2/44 Hughes St BELL PARK 3215 (REI/VG)

Price: \$620.000





Method: Private Sale Date: 26/05/2022

Property Type: Townhouse (Single) Land Size: 322 sqm approx

Agent Comments



1/58 Giddings St NORTH GEELONG 3215

(REI/VG)

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





Price: \$615.000 Method: Private Sale Date: 17/05/2022 Property Type: Unit

Land Size: 309 sqm approx

Agent Comments





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