

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

67a Thorburn Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$599,000

&

\$649,000

Median sale price

Median price \$541,500

Property Type Unit

Suburb Bell Park

Period - From 01/07/2021

to 30/06/2022

Source 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	Price	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



Property Type: House (Res)

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 19/07/2022

Property Type: Unit

Land Size: 283 sqm approx



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

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 26/05/2022

Property Type: Townhouse (Single)

Land Size: 322 sqm approx



1/58 Giddings St NORTH GEELONG 3215 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 17/05/2022

Property Type: Unit

Land Size: 309 sqm approx