

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 2/30-32 Nicholson Crescent, Bell Park VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$369,000 & \$399,000

Median sale price

Median price \$424,500 Property type Unit Suburb Bell Park

Period - From 18.08.2020 to 01.04.2021 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. 2/4 Karlovac Court, Bell Park	\$435,000	24.11.2020
2. 2/12 Willow Crescent, Bell Park	\$395,000	18.08.2020
3. 3/3-5 Elsie Street, Bell Park	\$396,000	20.09.2020

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: April 1st 2021