

# 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

11 Hughes 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$519,000 & \$569,000

### Median sale price

Median price \$506,375 Property type House Suburb Bell Park

Period - From 04.04.2020 to 19.03.2021 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. 1 Milton Street, Bell Park	\$560,000	03.08.2020
2. 72 Anakie Road, Bell Park	\$545,000	11.12.2020
3. 38 Maple Crescent, Bell Park	\$505,000	16.09.2020

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 19<sup>th</sup> 2021