

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 162 Anakie Road, BELL PARK 3215

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$420,000 - \$460,000**

#### Median sale price

Median **House** for **BELL PARK**, for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$480,000**

#### 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 the most comparable to the property for sale.

**33 Barton Street,**  
Bell Park 3215

**Price \$435,000** Sold 17 April  
2019

**38 Kinlock Street,**  
Bell Post Hill 3215

**Price \$480,000** Sold 15  
February 2019

**71 Liston Street,**  
Bell Post Hill 3215

**Price \$450,000** Sold 05  
February 2019

This Statement of Information was prepared on 16th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



1 bath



2 parking

#### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

#### Contact agents



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**RayWhite**