

# 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

7 Woodvale Court, 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)

Range between \$699,000 & \$749,000

### Median sale price

Median price \$636,250 Property Type House Suburb Bell Park

Period - From 01/07/2022 to 30/09/2022 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	10 Wirraway Cr NORLANE 3214	\$732,000	28/03/2022
2	9 Ozone Cr BELL PARK 3215	\$730,000	22/04/2022
3	7 Karlovac Ct BELL PARK 3215	\$730,000	18/05/2022

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:

04/11/2022 09:59



3 2 4

**Rooms:** 6

**Property Type:** House

**Land Size:** 669 sqm approx

Agent Comments

## Comparable Properties



**10 Wirraway Cr NORLANE 3214 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$732,000

**Method:** Private Sale

**Date:** 28/03/2022

**Property Type:** House

**Land Size:** 842 sqm approx



**9 Ozone Cr BELL PARK 3215 (VG)**

Agent Comments

3 - -

**Price:** \$730,000

**Method:** Sale

**Date:** 22/04/2022

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**7 Karlovac Ct BELL PARK 3215 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 18/05/2022

**Property Type:** House

**Land Size:** 885 sqm approx