Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |7 Woodvale Court, Bell Park Vic 3215

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$699,000		&		\$749,000			
Median sale p	rice							
Median price	\$636,250	Pro	operty Type	Hou	se		Suburb	Bell Park
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Add	dress 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



Harcourts





Rooms: 6 Property Type: House Land Size: 669 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$699,000 - \$749,000 Median House Price September quarter 2022: \$636,250

Comparable Properties



10 Wirraway Cr NORLANE 3214 (REI/VG)

Price: \$732,000 Method: Private Sale Date: 28/03/2022 Property Type: House Land Size: 842 sqm approx Agent Comments



9 Ozone Cr BELL PARK 3215 (VG)



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

Agent Comments

Price: \$730,000 Method: Private Sale Date: 18/05/2022 Property Type: House Land Size: 885 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555

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propertydata

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