

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 Dural Court, Bell Park Vic 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000

&

\$330,000

Median sale price

Median price \$346,500

Property Type Vacant land

Suburb Bell Park

Period - From 03/11/2020

to

02/11/2021

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	24b Banfield St BELL PARK 3215	\$356,000	03/07/2021
2	19a Curtin St BELL PARK 3215	\$190,000	02/09/2020
3	17a Stradbroke St NORLANE 3214	\$175,000	07/09/2020

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:

03/11/2021 10:34

Property Type: Land (Res)
Land Size: 300.75 sqm
 approx
 Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Land Price
 03/11/2020 - 02/11/2021: \$346,500

Comparable Properties

24b Banfield St BELL PARK 3215 (REI/VG)

Agent Comments

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Price: \$356,000
Method: Auction Sale
Date: 03/07/2021
Property Type: Land (Res)
Land Size: 400 sqm approx



19a Curtin St BELL PARK 3215 (REI/VG)

Agent Comments

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Price: \$190,000
Method: Private Sale
Date: 02/09/2020
Property Type: Land (Res)
Land Size: 244 sqm approx



17a Stradbroke St NORLANE 3214 (REI/VG)

Agent Comments

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Price: \$175,000
Method: Private Sale
Date: 07/09/2020
Property Type: Land (Res)
Land Size: 300 sqm approx

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