

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

46b Maple Crescent, Bell Park Vic 3215

Indicative selling price

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

Range between \$569,000 & \$619,000

Median sale price

Median price \$527,500 Property Type House Suburb Bell Park

Period - From 01/04/2020 to 31/03/2021 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	26b Malcolm St BELL PARK 3215	\$669,000	26/05/2021
2	11 Hughes St BELL PARK 3215	\$637,850	29/04/2021
3	23b Deakin St BELL PARK 3215	\$567,500	12/04/2021

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:

21/06/2021 21:37



Property Type:

Agent Comments

Comparable Properties



26b Malcolm St BELL PARK 3215 (REI)

Agent Comments



Price: \$669,000

Method: Private Sale

Date: 26/05/2021

Property Type: Unit

Land Size: 307 sqm approx



11 Hughes St BELL PARK 3215 (REI)

Agent Comments



Price: \$637,850

Method: Private Sale

Date: 29/04/2021

Property Type: House

Land Size: 395 sqm approx



23b Deakin St BELL PARK 3215 (VG)

Agent Comments



Price: \$567,500

Method: Sale

Date: 12/04/2021

Property Type: House (Res)

Land Size: 376 sqm approx