## 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	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$569,000		&		\$619,000			
Median sale p	rice							
Median price	\$527,500	Pro	Property Type Hous		se		Suburb	Bell Park
Period - From	01/04/2020	to	31/03/2021		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	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



### 46b Maple Crescent, Bell Park Vic 3215

# Harcourts





**Property Type:** Agent Comments Shane King 5278 7011 0411 141 463 shane.king@harcourts.com.au

Indicative Selling Price \$569,000 - \$619,000 Median House Price Year ending March 2021: \$527,500

## **Comparable Properties**



**1** 3 **1** 2 **1** 2

26b Malcolm St BELL PARK 3215 (REI)

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)



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)



Price: \$567,500 Method: Sale Date: 12/04/2021 Property Type: House (Res) Land Size: 376 sqm approx Agent Comments

Agent Comments

Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.