

# 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

24 Deakin Street, 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 \$395,000

&

\$430,000

### Median sale price

Median price \$497,500

Property Type House

Suburb Bell Park

Period - From 01/10/2019

to 30/09/2020

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	35 Deakin St BELL PARK 3215	\$440,000	15/07/2020
2	7 Malcolm St BELL PARK 3215	\$432,500	23/12/2019
3	31 Deakin St BELL PARK 3215	\$422,500	15/10/2019

**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:

08/12/2020 17:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$395,000 - \$430,000  
**Median House Price**  
Year ending September 2020: \$497,500

## Comparable Properties

**35 Deakin St BELL PARK 3215 (VG)**

Agent Comments



**Price:** \$440,000  
**Method:** Sale  
**Date:** 15/07/2020  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**7 Malcolm St BELL PARK 3215 (VG)**

Agent Comments



**Price:** \$432,500  
**Method:** Sale  
**Date:** 23/12/2019  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx



**31 Deakin St BELL PARK 3215 (VG)**

Agent Comments



**Price:** \$422,500  
**Method:** Sale  
**Date:** 15/10/2019  
**Property Type:** House (Res)  
**Land Size:** 399 sqm approx