

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

8 Hillside Court, Bell Park Vic 3215

Indicative selling price

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

Range between \$609,000

&

\$659,000

Median sale price

Median price \$639,425

Property Type House

Suburb Bell Park

Period - From 01/04/2021

to 31/03/2022

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	29 Furner Av BELL PARK 3215	\$675,000	04/03/2022
2	5 Woodvale Ct BELL PARK 3215	\$660,000	11/03/2022
3	66 Nanworen Cr BELL PARK 3215	\$635,000	19/04/2022

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:

02/05/2022 09:09



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Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



29 Furner Av BELL PARK 3215 (REI)

Agent Comments

4 1 4

Price: \$675,000

Method: Private Sale

Date: 04/03/2022

Property Type: House

Land Size: 700 sqm approx



5 Woodvale Ct BELL PARK 3215 (REI)

Agent Comments

3 1 3

Price: \$660,000

Method: Private Sale

Date: 11/03/2022

Property Type: House

Land Size: 651 sqm approx



66 Nanworen Cr BELL PARK 3215 (REI)

Agent Comments

3 1 2

Price: \$635,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 553 sqm approx