



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**2C Malcolm Street,
BELL PARK 3215**

Indicative selling price

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

Range \$414,900 - \$429,000

Median sale price

Median **House** for **BELL PARK** for period **Sep 2018 - Aug 2019**

Sourced from **CoreLogic**.

\$451,000

Comparable property sales

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 the most comparable to the property for sale.

**1/41-43 Malcolm Street,
Bell Park 3215**

Price \$400,000 Sold 07
February 2019

**2/38 Yaraan Street,
Bell Park 3215**

Price \$370,000 Sold 19
August 2019

**1 Milan Street,
Bell Park 3215**

Price \$400,000 Sold 23
August 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

Gartland Property

71 Little Malop Street,
Geelong VIC 3220

Contact agents



Seka Powell

03 5224 2204
0409 235 245

seka@gartland.com.au

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