

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10b 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 \$595,000 & \$650,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Bell Park

Period - From 01/01/2022

to 31/12/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	37b Yaraan St BELL PARK 3215	\$665,000	20/06/2022
2	23a Deakin St BELL PARK 3215	\$640,000	19/07/2022
3	67a Thorburn St BELL PARK 3215	\$620,000	16/11/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/02/2023 14:10



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$595,000 - \$650,000

**Median Unit Price**

Year ending December 2022: \$600,000

## Comparable Properties

**37b Yaraan St BELL PARK 3215 (REI/VG)**

Agent Comments



**Price:** \$665,000

**Method:** Private Sale

**Date:** 20/06/2022

**Property Type:** Unit

**Land Size:** 329 sqm approx



**23a Deakin St BELL PARK 3215 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 19/07/2022

**Property Type:** Unit

**Land Size:** 283 sqm approx



**67a Thorburn St BELL PARK 3215 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 16/11/2022

**Property Type:** Townhouse (Single)

**Land Size:** 337 sqm approx