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	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$595,000		&		\$650,000			
Median sale pr	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Bell Park
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress 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



Harcourts





Property Type: House (Res) Agent Comments Indicative Selling Price \$595,000 - \$650,000 Median Unit Price Year ending December 2022: \$600,000

Comparable Properties





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)



G) Agent Comments

Price: \$620,000 Method: Private Sale Date: 16/11/2022 Property Type: Townhouse (Single) Land Size: 337 sqm approx

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





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