

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

2/44 Hughes Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$599,000 & \$658,000

Median sale price

Median price \$540,000

Property Type Unit

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	1/5 Waiora Av HAMLYN HEIGHTS 3215	\$632,000	20/01/2022
2	46B Maple Cr BELL PARK 3215	\$611,000	28/06/2021
3	85 McClelland St BELL PARK 3215	\$600,000	22/02/2022

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:

03/05/2022 09:24

2/44 Hughes Street, Bell Park Vic 3215

Harcourts

Joe Grgic

5278 7011

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Indicative Selling Price

\$599,000 - \$658,000

Median Unit Price

Year ending March 2022: \$540,000



3 -

Property Type: House (New - Detached)

Agent Comments

Comparable Properties

1/5 Waiora Av HAMLYN HEIGHTS 3215 (VG)

Agent Comments

2 - -

Price: \$632,000

Method: Sale

Date: 20/01/2022

Property Type: Flat/Unit/Apartment (Res)



46B Maple Cr BELL PARK 3215 (REI/VG)

Agent Comments

3 2 4

Price: \$611,000

Method: Private Sale

Date: 28/06/2021

Property Type: Townhouse (Single)

Land Size: 412 sqm approx



85 McClelland St BELL PARK 3215 (REI/VG)

Agent Comments

3 2 2

Price: \$600,000

Method: Private Sale

Date: 22/02/2022

Property Type: Townhouse (Single)

Land Size: 331 sqm approx

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



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