

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

1/40 Thorburn Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$395,000

&

\$430,000

Median sale price

Median price \$460,000

Property Type Unit

Suburb Bell Park

Period - From 19/04/2020

to

18/04/2021

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	2/4 Karlovac Ct BELL PARK 3215	\$435,000	25/11/2020
2	1/111 Liston St BELL POST HILL 3215	\$422,000	18/02/2021
3	2/39 Deakin St BELL PARK 3215	\$420,000	24/11/2020

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:

14/05/2021 14:15

1/40 Thorburn Street, Bell Park Vic 3215

Harcourts

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Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

19/04/2020 - 18/04/2021: \$460,000



2 1 3

Property Type: Unit

Agent Comments

Comparable Properties



2/4 Karlovac Ct BELL PARK 3215 (VG)

Agent Comments

2 - -

Price: \$435,000

Method: Sale

Date: 25/11/2020

Property Type: Flat/Unit/Apartment (Res)



1/111 Liston St BELL POST HILL 3215 (REI)

Agent Comments

2 1 1

Price: \$422,000

Method: Private Sale

Date: 18/02/2021

Property Type: Unit

2/39 Deakin St BELL PARK 3215 (VG)

Agent Comments

2 - -

Price: \$420,000

Method: Sale

Date: 24/11/2020

Property Type: Strata Unit/Flat

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