

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

1/40 Elsie Street, Bell Park Vic 3215

Indicative selling price

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

Range between

\$619,000

&

\$659,000

Median sale price

Median price

\$635,009

Property Type

House

Suburb

Bell Park

Period - From

01/10/2022

to

31/12/2022

Source

REIV

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

A* These are the three properties sold within 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	11 Hughes St BELL PARK 3215	\$630,000	20/12/2022
2	9a Elsie St BELL PARK 3215	\$630,000	30/11/2021
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 five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/03/2023 10:29

1/40 Elsie Street, Bell Park Vic 3215

Harcourts

Joe Grgic

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Indicative Selling Price

\$619,000 - \$659,000

Median House Price

December quarter 2022: \$635,009



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



11 Hughes St BELL PARK 3215 (REI/VG)

Agent Comments

3 1 1

Price: \$630,000

Method: Private Sale

Date: 20/12/2022

Property Type: House

Land Size: 396 sqm approx



9a Elsie St BELL PARK 3215 (VG)

Agent Comments

2 - -

Price: \$630,000

Method: Sale

Date: 30/11/2021

Property Type: House (Res)

Land Size: 295 sqm approx



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

Agent Comments

3 2 2

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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