

# 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

20 Malinda Crescent, 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) (\*Delete single price or range as applicable)

Single price

\$500,000

or range between

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&

\$

### Median sale price

Median price

\$480,000

Property type

House

Suburb

Bell Park

Period - From

Apr 2019

to

31 Mar

Source

Corelogic

### 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. 7 Dural court, Bell Park VIC 3215	\$487,500	04-May-19
2. 31 Ozone Crescent, Bell Park VIC 3215	\$518,000	07-Feb-20
3. 20 Jabone Terrace, Bell Park VIC 3215	\$510,000	05-Dec-19

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:

06 April 2020