

# 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

6 Nambet Court, 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)

Range between \$599,000 & \$650,000

### Median sale price

Median price \$655,000

Property Type House

Suburb Bell Park

Period - From 01/07/2021

to 30/06/2022

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	16 Darriwill St BELL POST HILL 3215	\$695,000	20/07/2022
2	152 Anakie Rd BELL PARK 3215	\$680,000	06/06/2022
3	51 Malinda Cr BELL PARK 3215	\$595,000	20/07/2022

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:

20/09/2022 16:15



3 1 5

**Property Type:** House (Res)

**Land Size:** 693 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$599,000 - \$650,000

**Median House Price**

Year ending June 2022: \$655,000

## Comparable Properties



**16 Darriwill St BELL POST HILL 3215 (REI/VG)** **Agent Comments**

3 1 3

**Price:** \$695,000

**Method:** Private Sale

**Date:** 20/07/2022

**Property Type:** House

**Land Size:** 544 sqm approx



**152 Anakie Rd BELL PARK 3215 (REI/VG)** **Agent Comments**

3 1 4

**Price:** \$680,000

**Method:** Private Sale

**Date:** 06/06/2022

**Property Type:** House

**Land Size:** 555 sqm approx



**51 Malinda Cr BELL PARK 3215 (REI/VG)** **Agent Comments**

3 1 6

**Price:** \$595,000

**Method:** Private Sale

**Date:** 20/07/2022

**Property Type:** House

**Land Size:** 719 sqm approx