### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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	6 Nambet Court, Bell Park Vic 3215
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$655,000	Pro	perty 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

Add	dress 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 comparableproperties 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











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

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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)



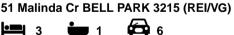


Price: \$680.000 Method: Private Sale Date: 06/06/2022 Property Type: House Land Size: 555 sqm approx









Agent Comments

**Agent Comments** 

Price: \$595,000 Method: Private Sale Date: 20/07/2022 Property Type: House Land Size: 719 sqm approx

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