

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

3/3-5 Elsie Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$499,000

&

\$548,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Bell Park

Period - From 15/08/2022

to

14/08/2023

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	6a Jasmine St BELL PARK 3215	\$550,000	22/06/2023
2	16b Libau Av BELL PARK 3215	\$520,000	01/07/2023
3	2/86 Anakie Rd BELL PARK 3215	\$510,000	21/02/2023

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:

15/08/2023 16:07

3/3-5 Elsie Street, Bell Park Vic 3215

Harcourts

Joe Grgic

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Indicative Selling Price

\$499,000 - \$548,000

Median Unit Price

15/08/2022 - 14/08/2023: \$550,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



6a Jasmine St BELL PARK 3215 (REI/VG)

Agent Comments

3 1 1

Price: \$550,000

Method: Private Sale

Date: 22/06/2023

Property Type: Unit

Land Size: 364 sqm approx



16b Libau Av BELL PARK 3215 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 01/07/2023

Property Type: Unit

Land Size: 190 sqm approx

2/86 Anakie Rd BELL PARK 3215 (VG)

Agent Comments

2 - -

Price: \$510,000

Method: Sale

Date: 21/02/2023

Property Type: Flat/Unit/Apartment (Res)

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



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