

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 and
postcode

15 MAPLE CRESCENT BELL PARK VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Bell Park

Period-from

01 Jun 2021

to

31 May 2022

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

3 BLYTH STREET BELL PARK VIC 3215	\$720,000	12-Nov-21
11 BANFIELD STREET BELL PARK VIC 3215	\$705,300	23-Sep-21
31 WILLANA AVENUE HAMLYN HEIGHTS VIC 3215	\$750,000	09-Apr-22

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: 01 June 2022



3 BLYTH STREET BELL PARK VIC 3215

3 2 2

Sold Price

\$720,000

Sold Date

12-Nov-21

Distance

0.2km



11 BANFIELD STREET BELL PARK VIC 3215

3 1 1

Sold Price

\$705,300

Sold Date

23-Sep-21

Distance

0.27km



31 WILLANA AVENUE HAMLYN HEIGHTS VIC 3215

3 1 2

Sold Price

^{RS} **\$750,000**

Sold Date

09-Apr-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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