

## HOUSE Offered for Sale

4 Nambet Court Bell Park VIC 3215

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000

## Median Sale Price

\$390,000 Houses in Bell park between May 2017 - Apr 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**3 Narebar Street Bell Park VIC 3215** Sold Price **\$530,000** Sold Date **28-Oct-17**  
 4  2  4 Distance **0.04km**



**1 Dural Court Bell Park VIC 3215** Sold Price **\$510,000** Sold Date **07-Oct-17**  
 6  2  2 Distance **0.43km**



**27 Shannahan Drive Bell Park VIC 3215** Sold Price **\$450,000** Sold Date **27-Oct-17**  
 4  2  2 Distance **0.63km**

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