

# 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

3/12 Castle 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 \$529,000 & \$559,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Bell Park

Period - From 01/10/2022 to 30/09/2023 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	2/38 Anakie Rd BELL PARK 3215	\$550,000	06/12/2022
2	3/3-5 Elsie St BELL PARK 3215	\$532,500	26/09/2023
3	16b Libau Av BELL PARK 3215	\$520,000	01/07/2023

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:

16/10/2023 14:03

3/12 Castle Court, Bell Park Vic 3215

# Harcourts

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**Indicative Selling Price**

\$519,000 - \$559,000

**Median Unit Price**

Year ending September 2023: \$575,000



3 1 1

**Property Type:** Unit

**Land Size:** 248 sqm approx

**Agent Comments**

## Comparable Properties



**2/38 Anakie Rd BELL PARK 3215 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** Unit

**Land Size:** 203 sqm approx



**3/3-5 Elsie St BELL PARK 3215 (REI)**

**Agent Comments**

2 1 2

**Price:** \$532,500

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** Unit



**16b Libau Av BELL PARK 3215 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 01/07/2023

**Property Type:** Unit

**Land Size:** 190 sqm approx

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



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