

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

2/151 THOMPSON ROAD 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

\$249,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Bell Park

Period-from

01 Nov 2021

to

31 Oct 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

1/68-72 OSBORNE AVENUE NORTH GEELONG VIC 3215	\$255,000	24-Mar-22
7/68-72 OSBORNE AVENUE NORTH GEELONG VIC 3215	\$250,000	19-Nov-21
7/3 KINNORDY COURT HAMLIN HEIGHTS VIC 3215	\$240,000	30-Jun-21

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: 15 November 2022

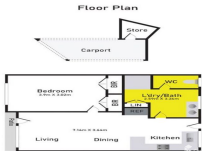


**1/68-72 OSBORNE AVENUE NORTH
GEELONG VIC 3215**

Sold Price \$255,000 Sold Date 24-Mar-22

1 1 1

Distance **0.18km**



**7/68-72 OSBORNE AVENUE
NORTH GEELONG VIC 3215**

Sold Price

\$250,000 Sold Date 19-Nov-21

1 1 1

Distance **0.2km**



**7/3 KINNORDY COURT HAMLYN
HEIGHTS VIC 3215**

Sold Price

\$240,000 Sold Date 30-Jun-21

1 1 -

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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