

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

9 Furner Avenue, Bell Park Vic 3215

Indicative selling price

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

Range between \$599,000

&

\$658,000

Median sale price

Median price \$635,009

Property Type House

Suburb Bell Park

Period - From 01/10/2022

to 31/12/2022

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 eighteen 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	7 Amaroo Ct BELL PARK 3215	\$670,000	16/11/2021
2	8 Hillside Ct BELL PARK 3215	\$626,000	27/06/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

21/02/2023 11:29



 4  2  1

Property Type: House

Land Size: 662 sqm approx

Agent Comments

Comparable Properties

7 Amaroo Ct BELL PARK 3215 (VG)

Agent Comments

 3  -  -

Price: \$670,000

Method: Sale

Date: 16/11/2021

Property Type: House (Res)

Land Size: 670 sqm approx



8 Hillside Ct BELL PARK 3215 (REI/VG)

Agent Comments

 3  1  6

Price: \$626,000

Method: Private Sale

Date: 27/06/2022

Property Type: House

Land Size: 647 sqm approx

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 eighteen months.