

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

40 Hughes Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$630,500 Property Type House Suburb Bell Park

Period - From 24/05/2022 to 23/05/2023 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	14 Waymouth St HAMLYN HEIGHTS 3215	\$710,000	15/04/2023
2	18 Kalimna Av HAMLYN HEIGHTS 3215	\$695,000	25/02/2023
3	36 Hughes St BELL PARK 3215	\$1,310,000	11/12/2021

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:

24/05/2023 11:12

40 Hughes Street, Bell Park Vic 3215

Harcourts

Nick De Stefano
5278 7011

0431 230 124

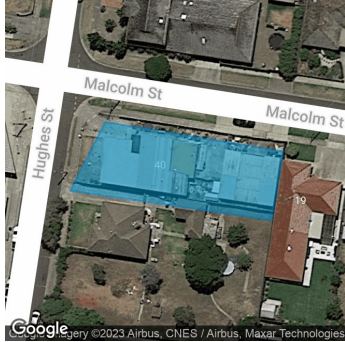
nick.destefano@harcourts.com.au

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

24/05/2022 - 23/05/2023: \$630,500



Property Type:

Divorce/Estate/Family Transfers

Land Size: 698 sqm approx

Agent Comments

Comparable Properties

14 Waymouth St HAMLYN HEIGHTS 3215 (REI) Agent Comments



Price: \$710,000

Method:

Date: 15/04/2023

Property Type: House

18 Kalimna Av HAMLYN HEIGHTS 3215 (REI) Agent Comments



Price: \$695,000

Method:

Date: 25/02/2023

Property Type: House

36 Hughes St BELL PARK 3215 (VG)

Agent Comments



Price: \$1,310,000

Method: Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 1507 sqm approx

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



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