# 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 Ralph Court 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  | or range<br>between | \$549,000 | &          | \$580,000 |  |  |  |  |  |
|---|---------------------|-----------|------------|-----------|--|--|--|--|--|
| <b>Median sale price</b><br>(*Delete house or unit as applicable) |                     |           |            |           |  |  |  |  |  |
|   |                     |           | <b>.</b> [ |           |  |  |  |  |  |

| Median Price | \$481,000   | Prop | operty type House |      | Suburb | Bell Park |           |
|--------------|-------------|------|-------------------|------|--------|-----------|-----------|
| Period-from  | 01 Mar 2019 | to   | 29 Feb 2          | 2020 | 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 |  |
|---------------------------------------|-----------|--------------|--|
| 54 Furner Avenue Bell Park VIC 3215   | \$540,000 | 17-Aug-19    |  |
| 20 Haugh Street Lovely Banks VIC 3213 | \$570,000 | 24-Oct-19    |  |
| 7 Hipwell Court Lovely Banks VIC 3213 | \$595,000 | 20-Nov-18    |  |

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: 03 March 2020



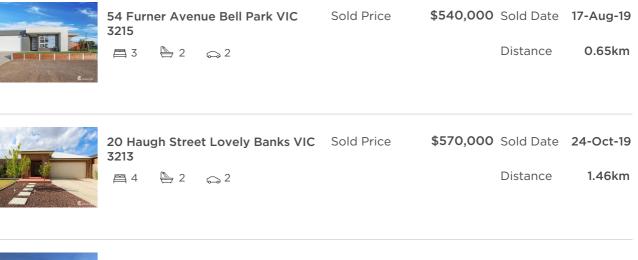
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| 7 Hipwell Court Lovely Banks VIC<br>3213 |     |     | t Lovely Banks VIC | Sold Price | \$595,000 | Sold Date | 20-Nov-18 |
|--|-----|-----|--------------------|------------|-----------|-----------|-----------|
| Series Doman                             | 酉 4 | 2 🚔 | <b>⇔</b> 2         |            |           | Distance  | 1.52km    |

#### RS = Recent sale UN = Undisclosed Sale

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