

# STATEMENT OF INFORMATION

8-10 RALPH COURT, BELL PARK, VIC 3215

PREPARED BY MATTHEW WARD, HAYESWINCKLE, PHONE: 0412 129 964



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8-10 RALPH COURT, BELL PARK, VIC 3215** 5 2 4

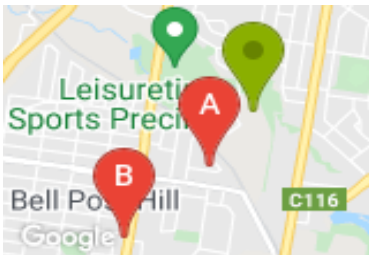
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$825,000 to \$875,000**

Provided by: Matthew Ward, Hayeswinckle

## MEDIAN SALE PRICE



### BELL PARK, VIC, 3215

Suburb Median Sale Price (House)

**\$580,000**

01 October 2020 to 30 September 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

VICTORIAN RESTRICTIONS			
Inspections	Auctions	Safety measures	Appraisals
<ul style="list-style-type: none"> <li>Inspections must be conducted outdoors, at an open space, or in a well-ventilated area.</li> <li>Inspections must be conducted in a way that minimizes the risk of transmission.</li> <li>Inspections must be conducted in a way that minimizes the risk of transmission.</li> </ul>	<ul style="list-style-type: none"> <li>Auctions can take place indoors with a safe person per four square metres density limit and outdoor auctions are one person per two square metres capped at 500 people.</li> <li>Only fully vaccinated people can attend an auction.</li> <li>All attendees must check in using the Service Victoria app.</li> <li>Attendees must show evidence of their vaccination status, in the form of their COVID-19 Digital Certificate (or medical exemption) displayed through the MyGov Service Victoria smartphone app or a printed waiver.</li> <li>People who are not vaccinated and wish to participate in the auction should contact the agent for details of how they can attend virtually.</li> </ul>	<ul style="list-style-type: none"> <li>To help prevent the spread of COVID-19, everyone is required to wear a mask and maintain a 1.5 metre distance from each other.</li> <li>Check in using the Service Victoria app on the QR code provided.</li> <li>Do not meet with tradespeople or agents if you have any potential COVID-19 symptoms or have come into contact with someone who has been diagnosed or exposed in the last 14 days.</li> <li>Please ask your agent for further information on these safety measures.</li> </ul>	<ul style="list-style-type: none"> <li>If you are attending with an agent, manager, or representative, you must maintain a 1.5 metre distance from them at any time.</li> <li>Real estate agents will be required to wear one of the two approved COVID-19 masks.</li> <li>We are always available to you via phone.</li> </ul>

### 2 HASTIE AVE, BELL PARK, VIC 3215

4 2 9

### Sale Price

**\*\$840,000**

Sale Date: 12/11/2021

Distance from Property: 476m



### 153 ANAKIE RD, BELL POST HILL, VIC 3215

4 2 2

### Sale Price

**\*\$795,000**

Sale Date: 18/11/2021

Distance from Property: 1.2km



This report has been compiled on 06/12/2021 by Hayeswinckle. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

8-10 RALPH COURT, BELL PARK, VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$825,000 to \$875,000

### Median sale price

Median price

\$580,000

Property type

House

Suburb

BELL PARK

Period

01 October 2020 to 30 September 2021

Source



### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

2 HASTIE AVE, BELL PARK, VIC 3215	*\$840,000	12/11/2021
153 ANAKIE RD, BELL POST HILL, VIC 3215	*\$795,000	18/11/2021

This Statement of Information was prepared on:

06/12/2021