

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

1/163 SEPARATION STREET 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

\$419,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Bell Park

Period-from

01 Dec 2022

to

30 Nov 2023

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

2/116 THOMPSON ROAD NORTH GEELONG VIC 3215	\$457,000	17-Nov-22
15A OSBORNE AVENUE NORTH GEELONG VIC 3215	\$470,000	22-Aug-23
2/15 WATTLEPARK AVENUE BELL PARK VIC 3215	\$430,000	22-Nov-23

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: 21 February 2024



2/116 THOMPSON ROAD NORTH GEELONG VIC 3215

Sold Price

\$457,000

Sold Date

17-Nov-22

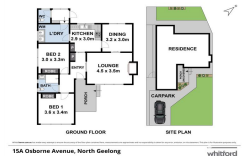
2

1

1

Distance

1.17km



15A OSBORNE AVENUE NORTH GEELONG VIC 3215

Sold Price

\$470,000

Sold Date

22-Aug-23

2

1

-

Distance

1.2km



2/15 WATTLEPARK AVENUE BELL PARK VIC 3215

Sold Price

^{RS} **\$430,000**

Sold Date

22-Nov-23

2

1

1

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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