

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

29 Furner Avenue, Bell Park Vic 3215

Indicative selling price

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

Range between

\$619,000

&

\$679,000

Median sale price

Median price

\$620,500

Property Type

House

Suburb

Bell Park

Period - From

07/02/2021

to

06/02/2022

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	28 Curtin St BELL PARK 3215	\$668,000	19/06/2021
2	3 Amaroo Ct BELL PARK 3215	\$655,000	28/07/2021
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:

07/02/2022 11:51



4 1 2

Rooms: 6

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



28 Curtin St BELL PARK 3215 (REI/VG)

Agent Comments

4 1 6

Price: \$668,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 650 sqm approx



3 Amaroo Ct BELL PARK 3215 (REI/VG)

Agent Comments

3 1 6

Price: \$655,000

Method: Private Sale

Date: 28/07/2021

Property Type: House

Land Size: 611 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.