

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

21 Kaunas Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$699,000 & \$739,000

Median sale price

Median price \$620,000 Property Type House Suburb Bell Park

Period - From 10/10/2022 to 09/10/2023 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	7 Nanworen Cr BELL PARK 3215	\$745,000	22/03/2023
2	2 Maple Cr BELL PARK 3215	\$730,000	07/07/2023
3	3 Devlin Ct BELL PARK 3215	\$710,000	21/09/2022

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:

10/10/2023 10:08



4 1 5

Property Type: House

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



7 Nanworen Cr BELL PARK 3215 (REI/VG)

Agent Comments

4 2 3

Price: \$745,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 575 sqm approx

2 Maple Cr BELL PARK 3215 (VG)

Agent Comments

4 - -

Price: \$730,000

Method: Sale

Date: 07/07/2023

Property Type: House (Res)

Land Size: 651 sqm approx



3 Devlin Ct BELL PARK 3215 (REI/VG)

Agent Comments

4 2 3

Price: \$710,000

Method: Private Sale

Date: 21/09/2022

Property Type: House

Land Size: 577 sqm approx