Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	169 Thompson Road, Bell Park Vic 3215
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$385,000	&	\$420,000
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Median sale price

Median price	\$497,500	Pro	perty Type	House		Suburb	Bell Park
Period - From	01/10/2019	to	30/09/2020		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

Add	dress of comparable property	Price	Date of sale
1	122 Thompson Rd NORTH GEELONG 3215	\$442,000	25/08/2020
2	135 Wurrook Cirt NORTH GEELONG 3215	\$436,000	21/01/2020
3	7 Malcolm St BELL PARK 3215	\$432,500	23/12/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	31/10/2020 14:37













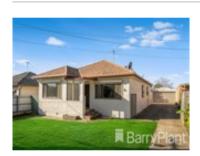
Property Type: House (Previously Occupied - Detached) Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price \$385,000 - \$420,000 **Median House Price**

Year ending September 2020: \$497,500

Comparable Properties



122 Thompson Rd NORTH GEELONG 3215

(REI/VG)

-3





Price: \$442,000 Method: Private Sale Date: 25/08/2020 Property Type: House Land Size: 646 sqm approx **Agent Comments**

135 Wurrook Cirt NORTH GEELONG 3215 (VG) Agent Comments

3

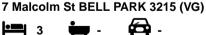




Price: \$436,000 Method: Sale Date: 21/01/2020

Property Type: Strata Unit/Flat







Price: \$432,500 Method: Sale Date: 23/12/2019

Property Type: House (Res) Land Size: 629 sqm approx

Agent Comments

Account - Geelong Commercial Real Estate | P: 03 5221 6488



