

# 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

169 Thompson Road, Bell Park Vic 3215

### Indicative selling price

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

Range between \$385,000 & \$420,000

### Median sale price

Median price \$497,500 Property 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	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 comparable properties 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)**

[Agent Comments](#)



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

**135 Wurrook Cirt NORTH GEELONG 3215 (VG)** [Agent Comments](#)



**Price:** \$436,000  
**Method:** Sale  
**Date:** 21/01/2020  
**Property Type:** Strata Unit/Flat



**7 Malcolm St BELL PARK 3215 (VG)**

[Agent Comments](#)



**Price:** \$432,500  
**Method:** Sale  
**Date:** 23/12/2019  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx