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

10 MENZELS ROAD BELLBRAE VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

	1			
Single Price	or range between	\$2,850,000	&	\$2,950,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 CORRIEDALE WAY BELLBRAE VIC 3228	\$2,800,000	22-May-25
	19 OCEAN ACRES DRIVE TORQUAY VIC 3228	\$2,550,000	30-Apr-25
	30 OCEAN BOULEVARD JAN JUC VIC 3228	\$3,350,000	19-Nov-24

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: 11 August 2025



MCCARTNEY REAL ESTAT

Tim Carson P 03 5261 2104

M 0434 690930

 $\ \ \, E\ \ \, tim@mccartneyrealestate.com.au$



1 CORRIEDALE WAY BELLBRAE **VIC 3228**

■ 6 ₩ 3 aa2 Sold Price

RS \$2,800,000 Sold Date 22-May-25

Distance 2.23km



19 OCEAN ACRES DRIVE **TORQUAY VIC 3228**

₽ 2 \$ 2 Sold Price

*\$2,550,000 Sold Date 30-Apr-25

Distance 3.13km



30 OCEAN BOULEVARD JAN JUC Sold Price VIC 3228

二 5 ₩ 3 \$ 2

\$3,350,000 Sold Date 19-Nov-24

Distance 3.66km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.