

## 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

3/32 VISTULA AVENUE BELL PARK VIC 3215

### Indicative selling price

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

Single Price

or range  
between

\$498,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,125

Property type

Unit

Suburb

Bell Park

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

3/6 VISTULA AVENUE BELL PARK VIC 3215	\$580,000	06-May-24
2/38 YARAAN STREET BELL PARK VIC 3215	\$541,250	21-Feb-24
2/36 ALICIA STREET BELL PARK VIC 3215	\$500,000	11-Feb-25

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: 22 April 2025

**3/6 VISTULA AVENUE BELL PARK  
VIC 3215**

Sold Price

**\$580,000**Sold Date **06-May-24** 2  1  1Distance **0.24km****2/38 YARAAN STREET BELL PARK  
VIC 3215**

Sold Price

**\$541,250**Sold Date **21-Feb-24** 2  1  1Distance **0.71km****2/36 ALICIA STREET BELL PARK  
VIC 3215**

Sold Price

**\$500,000**Sold Date **11-Feb-25** 2  1  1Distance **0.87km****RS** = Recent sale**UN** = Undisclosed Sale

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