STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

31 Deakin Street, Bell Park, VIC 3215

Indicative selling price

Single Price or Range between

\$399,500 - \$438,000

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

Median sale price

Median Price \$460,000	Property Type House	Suburb BELL PARK
Period From	Period To	Source
17/03/2018	17/09/2019	Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



70 NANWOREN CRESCENT BELL PARK

Price \$435,000

Date of Sale 12/07/2019

Land 559 sqm



11 OZONE CRESCENT BELL PARK

Price \$405,000

Date of Sale 30/04/2019

Land 649 sqm

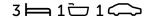


167 ANAKIE ROAD BELL POST HILL

Price \$440,000

Date of Sale 26/02/2019

Land 563 sqm



3 **⇒** 1 **⇒** 1 **⇒**

4 **□** 1 **□** 2 **○**