

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

17/03/2018

Period To

17/09/2019

Source

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

3 1 1

Price \$435,000
Date of Sale 12/07/2019
Land 559 sqm



11 OZONE CRESCENT
BELL PARK

3 1 1

Price \$405,000
Date of Sale 30/04/2019
Land 649 sqm



167 ANAKIE ROAD
BELL POST HILL

4 1 2

Price \$440,000
Date of Sale 26/02/2019
Land 563 sqm