Harcourts

Joe Grgic 5278 7011 0438 328 728

joe.grgic@harcourts.com.au

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 andpostcode

s |48 Bruce Street, Bell Park Vic 3215 r e

Indicative selling price

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

Range between	\$449,000	&	\$489,000
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Median sale price

Median price	\$393,000	Hou	ISE	Unit	х	Suburb or locality	Bell Park
Period - From	01/04/2018	to	31/03/2019		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: House (Previously Occupied - Detached) Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$449,000 - \$489,000 Median Unit Price Year ending March 2019: \$393,000

Comparable Properties

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