

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 and postcode

48 Bruce Street, Bell Park Vic 3215

Indicative selling price

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

Range between \$449,000

&

\$489,000

Median sale price

Median price \$393,000

House

Unit

X

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 last eighteen 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		
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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Indicative Selling Price

\$449,000 - \$489,000

Median Unit Price

Year ending March 2019: \$393,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

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.