

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

49 Barton Street, Bell Park, VIC 3215

Indicative selling price

\$ 499,000 - \$548,000

Range between

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

Median sale price

Median price
\$ 475,000

House

*Delete house or unit as applicable

Suburb
BELL PARK

Period
29/01/2018 - 29/07/2019

Source
Price Finder

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



60 ANAKIE ROAD
BELL PARK

3 2 2

Normal Sale \$507,500
Date Sold 24/07/2018
Land 653 sqm



61 MCCLELLAND STREET
BELL PARK

3 1 1

Normal Sale \$520,000
Date Sold 13/02/2018
Land 780 sqm



10 ROMA STREET
BELL PARK

1 1 2

Normal Sale \$485,000
Date Sold 03/03/2018
Land 651 sqm