

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

181 Separation Street, Bell Park, VIC 3215

Indicative selling price

Single Price or Range between

\$499,000 - \$548,000





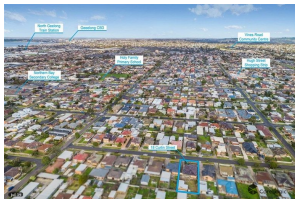





For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price \$500,000	Property Type House	Suburb BELL PARK
Period From 16/03/2018	Period To 16/09/2019	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

	8 JASMINE STREET BELL PARK Price \$480,000 Date of Sale 12/09/2019 Land 767 sqm	3  1  1 
	18 CURTIN STREET BELL PARK Price \$500,000 Date of Sale 10/08/2019 Land 676 sqm	3  1  4 
	26 MALCOLM STREET BELL PARK Price \$410,000 Date of Sale 01/08/2019 Land 617 sqm	2  1  1 