

# 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

20 Jabone Terrace, Bell Park, VIC 3215

## Indicative selling price

Single Price or Range between

**\$480,000 - \$520,000**

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median Price

**\$461,000**

Property Type

**House**

Suburb

**BELL PARK**

Period From

**20/05/2018**

Period To

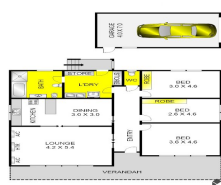
**20/11/2019**

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



**32 TALLINN STREET  
BELL PARK**

3  1  1 

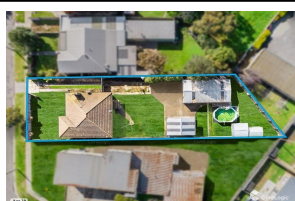
Price \$520,000  
Date of Sale 26/09/2019  
Land 704 sqm



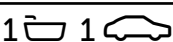
**8 JASMINE STREET  
BELL PARK**

3  1  2 

Price \$480,000  
Date of Sale 06/09/2019  
Land 767 sqm



**3 CASTLE COURT  
BELL PARK**

3  1  1 

Price \$510,000  
Date of Sale 22/08/2019  
Land 778 sqm