

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 and
postcode

13 Ashleigh Crescent Bell Park VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Bell Park

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 18 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

96 McClelland Street Bell Park VIC 3215	\$530,000	14-Dec-19
32 Tallinn Street Bell Park VIC 3215	\$520,000	23-Sep-19
20 Jabone Terrace Bell Park VIC 3215	\$510,000	05-Dec-19

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 18 months.~~

This Statement of Information was prepared on: 23 March 2020



96 McClelland Street Bell Park VIC 3215 Sold Price **\$530,000** Sold Date **14-Dec-19**
Distance **0.53km**

 3  2  3



32 Tallinn Street Bell Park VIC 3215 Sold Price **\$520,000** Sold Date **23-Sep-19**
Distance **0.82km**

 3  1  1



20 Jabone Terrace Bell Park VIC 3215 Sold Price **\$510,000** Sold Date **05-Dec-19**
Distance **0.99km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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