

ALEX SCOTT
AND STAFF

Est. 1886

STATEMENT OF INFORMATION

30 BELLS ROAD, MOUNT ECCLES, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT WARRAGUL, PHONE: 0409423822

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 BELLS ROAD, MOUNT ECCLES, VIC

4 1 5

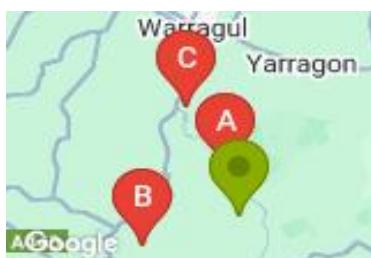
Indicative Selling Price

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

Single Price: \$990,000

Provided by: Alan Steenholdt, Alex Scott Warragul

MEDIAN SALE PRICE



MOUNT ECCLES, VIC, 3953

Suburb Median Sale Price (House)

\$700,000

01 October 2024 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



1416 GRAND RIDGE RD, TRIDA, VIC 3953

4 2 2

Sale Price

****\$1,575,000**

Sale Date: 24/09/2025

Distance from Property: 5.4km



385 FAIRBANK RD, ARAWATA, VIC 3951

4 1 2

Sale Price

\$980,000

Sale Date: 08/04/2025

Distance from Property: 11km



92 MANNS RD, ELLINBANK, VIC 3821

3 1 3

Sale Price

\$980,000

Sale Date: 21/11/2024

Distance from Property: 14km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

30 BELLS ROAD, MOUNT ECCLES, VIC 3953

Indicative selling price

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

Single Price:

\$990,000

Median sale price

Median price	\$700,000	Property type	House	Suburb	MOUNT ECCLES
Period	01 October 2024 to 30 September 2025	Source			

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1416 GRAND RIDGE RD, TRIDA, VIC 3953	**\$1,575,000	24/09/2025
385 FAIRBANK RD, ARAWATA, VIC 3951	\$980,000	08/04/2025
92 MANNS RD, ELLINBANK, VIC 3821	\$980,000	21/11/2024

This Statement of Information was prepared on:

01/10/2025