

### House Offered for Sale

18 Libau Avenue Bell Park VIC 3215

 4  3  2

### Indicative Selling Price

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

Range between \$410,000 & \$450,000

### Median Sale Price

\$360,000 Houses in Bell Park between May 2016 - Apr 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



**96 McClelland Street Bell Park VIC 3215** Sold Price **\$430,000** Sold Date **28-Feb-17**

 3  1  4

Distance **0.57km**



**30 Curtin Street Bell Park VIC 3215** Sold Price **\$465,000** Sold Date **19-Jul-16**

 4  2  2

Distance **0.87km**



**12 Libau Avenue Bell Park VIC 3215** Sold Price **\$411,000** Sold Date **19-Jan-17**

 3  1  1

Distance **0.12km**

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