

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 2/5 McClelland Street, Bell Park, VIC 3215

Indicative selling price

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

Single price or range between \$580,000 & \$610,000

Median sale price

Median price \$535,000 Property type Unit Suburb BELL PARK
Period - From 08/04/2023 to 07/04/2024 Source core_logic

Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	10b Kaunas Street Bell Park Vic 3215	\$580,000	2022-10-25
2	67a Thorburn Street Bell Park Vic 3215	\$620,000	2022-11-16
3	1/15 Banfield Street Bell Park Vic 3215	\$595,000	2022-11-18

This Statement of Information was prepared on: 08/04/2024

