Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 27 Roma Street, Bell Park Vic 3215

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$440,000		&		\$480,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Hou	se		Suburb	Bell Park
Period - From	31/10/2022	to	30/10/2023		So	urce	REIV	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

31/10/2023 16:32



27 Roma Street, Bell Park Vic 3215

Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 702 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$440,000 - \$480,000 Median House Price 31/10/2022 - 30/10/2023: \$620,000

Comparable Properties

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.

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555





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