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Rooms:
Property Type: House
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
 \$769,000 - \$829,000
Median House Price
 March quarter 2017: \$381,750

Comparable Properties



4 Sakura PI BELL POST HILL 3215 (REI/VG) **Agent Comments**

4 - -

Price: \$890,000
Method: Private Sale
Date: 25/07/2016
Rooms: -
Property Type: House (Res)
Land Size: 715 sqm approx



27 White Gum Dr HAMLYN HEIGHTS 3215 (VG) **Agent Comments**

3 - -

Price: \$795,000
Method: Sale
Date: 21/10/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 868 sqm approx



4 Prestige Av BELL PARK 3215 (VG) **Agent Comments**

4 - -

Price: \$705,000
Method: Sale
Date: 20/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 684 sqm approx

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 or
locality and postcode

60 Prestige Avenue, Bell Park Vic 3215

Indicative selling price

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

Range between \$769,000 & \$829,000

Median sale price

Median price \$381,750 House X Suburb or locality Bell Park

Period - From 01/01/2017 to 31/03/2017 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Sakura PI BELL POST HILL 3215	\$890,000	25/07/2016
27 White Gum Dr HAMLIN HEIGHTS 3215	\$795,000	21/10/2016
4 Prestige Av BELL PARK 3215	\$705,000	20/01/2017