



Statement of Information

Sections 47AF of the Estate Agents Act 1980

141 Ballarat Road, BELL PARK 3215

Unit



3 beds



2 baths



2 parking

Indicative selling price

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

Range from \$399,000 - \$439,000

Median sale price

Median **Unit** for **Bell Park** for period **Apr 2016 - Mar 2017**

Sourced from **Pricefinder**.

\$291,000

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 the most comparable to the property for sale.

1/8 Sheridan Street,
Hamlyn Heights 3215

Price **\$427,500** Sold 08 October 2015

7 Thornburn Street,
Bell Park 3215

Price **\$410,000** Sold 16 February 2016

2/25 Vistula Avenue,
Bell Park 3215

Price **\$419,000** Sold 21 July 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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