

# hockingstuart

## STATEMENT OF INFORMATION

5/1 ALCONA COURT, BELL PARK, VIC 3215

PREPARED BY HOCKING STUART GEELONG, 88 RYRIE STREET GEELONG

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5/1 ALCONA COURT, BELL PARK, VIC**

1 1 1

**Indicative Selling Price**

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

**Single Price: \$155,000**

## MEDIAN SALE PRICE



**BELL PARK, VIC, 3215**

**Suburb Median Sale Price (Unit)**

**\$295,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1 ALCONA CRT, BELL PARK, VIC 3215**

1 1 1

**Sale Price**

**\*\$135,000**

Sale Date: 02/03/2017

Distance from Property: 22m



**5/1 ALCONA CRT, BELL PARK, VIC 3215**

1 1 1

**Sale Price**

**\$135,000**

Sale Date: 25/02/2017

Distance from Property: 0m



**2/163 SEPARATION ST, BELL PARK, VIC 3215**

3 2 2

**Sale Price**

**Price Withheld**

Sale Date: 21/04/2017

Distance from Property: 374m



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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/1 ALCONA COURT, BELL PARK, VIC 3215

### Indicative selling price

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

Single Price: \$155,000

### Median sale price

Median price \$295,000

House

Unit

X

Suburb BELL PARK

Period 01 April 2016 to 31 March 2017

Source

 pricfinder

### 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
1 ALCONA CRT, BELL PARK, VIC 3215	*\$135,000	02/03/2017
5/1 ALCONA CRT, BELL PARK, VIC 3215	\$135,000	25/02/2017
2/163 SEPARATION ST, BELL PARK, VIC 3215	Price Withheld	21/04/2017