hockingstuart

STATEMENT OF INFORMATION

5/1 ALCONA COURT, BELL PARK, VIC 3215 PREPARED BY HOCKING STUART GEELONG, 88 RYRIE STREET GEELONG

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Barton St Bruce Sc Deakin Bell-Park

MEDIAN SALE PRICE

BELL PARK, VIC, 3215

Suburb Median Sale Price (Unit)

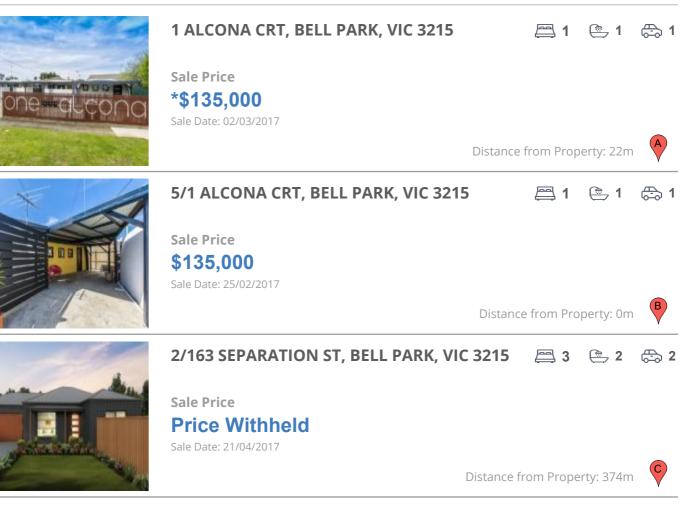
\$295,000

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.



This report has been compiled on 28/06/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

Single Price:

\$155,000

Median sale price

| Median price | \$295,000 | House | Unit | Suburb | BELL PARK |
|--------------|------------------------|-----------|--------|--------|------------|
| Period | 01 April 2016 to 31 Ma | arch 2017 | Source | р | ricefinder |

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 |

