



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2B Alder Crescent, BELL PARK 3215

Unit



2 beds



1 baths



1 parking

Indicative selling price

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

**Range from \$349,000 -
\$379,000**

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.

1/31 Jabone Terrace,
Bell Park 3215

Price **\$355,000** Sold 13 February 2017

3/165 Church Street,
Manifold Heights 3218

Price **\$360,000** Sold 28 October 2016

2/13 Fraser Street,
Herne Hill 3218

Price **\$379,000** Sold 30 March 2017

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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