

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 or
locality and postcode

69 Hughes Street, Bell Park

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$368,000

House

Suburb
or locality

Bell Park

Period - From

01/04/2017

to

30/06/2017

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

1 1/27 Elsie Street, Bell Park	\$390,000	4/04/2017
2 2/5 Tallinn Street, Bell Park	\$390,000	20/12/2016
3 2/10 Malcolm Street, Bell Park	\$392,500	19/08/2016