

# 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

Unit 3 / 4 Blyth Street 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$399,000 & \$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$344,000 \*House  \*Unit  Suburb or locality Bell Park/North Geelong

Period - From 23/1/2017 to 23/1/2018 Source Real estate.com

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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 48B Anakie Rd Bell Park	\$\$435,000	15/8/2017
2 9B McClelland Street Bell Park	\$418,000	23/1/2018
3 2/4 Kerr Street North Geelong	\$427,500	11/1/2018

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.