Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	48 Mcclelland Street, Bell Park Vic 3215

Indicative selling price

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

Range between $579,000 & $629,000

Median sale price

Median price $639,425 Property Type House Suburb

Period - From 26/08/2021 to 26/08/2022 Source REIV

This Statement of Information was prepared on: 26/08/2022 09:12

48 Mcclelland Street, Bell Park Vic 3215

Joe Grgic
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3 1 4

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$579,000 - $629,000
Median House Price
Year ending March 2022: $639,425

Comparable Properties



1 Yaraan St BELL PARK 3215 (REI/VG)

3 2 4

Price: $636,000
Method: Private Sale
Date: 18/09/2021
Property Type: House
Land Size: 333 sqm approx

Agent Comments



42 Banfield St BELL PARK 3215 (REI/VG)

3 2 4

Price: $621,000
Method: Private Sale
Date: 02/07/2021
Property Type: House
Land Size: 617 sqm approx

Agent Comments



40 Maple Cr BELL PARK 3215 (REI)

3 1 5

Price: $600,000
Method: Auction Sale
Date: 07/05/2022
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

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