Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	63 Nicholson Crescent, Bell Park, VIC 3215

Indicative selling price

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

Single price		or range between	$550,000	&	$595,000

Median sale price

Median price	$ 653,500	Property type	House	Suburb	BELL PARK
Period - From	14/12/2021	to	13/12/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	7a Chanel Avenue Bell Post Hill Vic 3215	$600,000	2022-11-18
2	25 Jabone Terrace Bell Park Vic 3215	$570,000	2022-11-25
3	74 Anakie Road Bell Park Vic 3215	$536,000	2022-11-30

This Statement of Information was prepared on: 14/12/2022

CONSUMER AFFAIRS VICTORIA