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 and postcode	44 Vistula Avenue, Bell Park, VIC 3215

Indicative selling price

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

Single price		or range between	$569,000	&	$599,000

Median sale price

Median price	$ 646,000	Property type	House	Suburb	BELL PARK
Period - From	30/01/2022	to	29/01/2023	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	74 Liston Street Bell Post Hill Vic 3215	$580,000	2023-01-10
2	39 Elsie Street Bell Park Vic 3215	$570,000	2022-12-23
3	22 Webber Street Bell Post Hill Vic 3215	$591,000	2022-08-30

This Statement of Information was prepared on: 30/01/2023

CONSUMER AFFAIRS VICTORIA