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	187 Thompson Road, Bell Park, VIC 3215

Indicative selling price

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

Single price		or range between	$479,000	&	$499,000

Median sale price

Median price	$533,750	Property type	Unit	Suburb	BELL PARK
Period - From	02/03/2023	to	29/02/2024	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	18b Libau Avenue Bell Park Vic 3215	$490,000	2024-02-08
2	3/12 Castle Court Bell Park Vic 3215	$549,000	2023-10-26
3	16b Libau Avenue Bell Park Vic 3215	$520,000	2023-07-01

This Statement of Information was prepared on: 01/03/2024

CONSUMER AFFAIRS VICTORIA