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	9 Wattlepark Avenue, Bell Park VIC 3215

Indicative selling price

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

Range between $799,000 & $849,000

Median sale price

Median price $630,000 Property Type House Suburb Bell Park

Period - From 01/03/2025 to 31/08/2025 Source price_finder

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 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
19 Hedgeley Road Bell Park VIC	$820,000	18/07/2025
13 Aintree Road Bell Post Hill VIC	$820,000	01/08/2025
36 Prestige Avenue Bell Park VIC	$800,000	24/03/2025

This Statement of Information was prepared on: 01/09/2025