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	15 Vistula Avenue, Bell Park VIC 3215

Indicative selling price

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

Range between $595,000 & $640,000

Median sale price

Median price $613,000 Property Type House Suburb Bell Park

Period - From 23/07/2024 to 22/01/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
5 Devlin Court Bell Park VIC	$620,000	17/09/2024
39 Malcolm Street Bell Park VIC	$611,000	10/12/2024
16 Hillside Court Bell Park VIC	$615,000	29/11/2024

This Statement of Information was prepared on: 23/01/2025