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	2/3 Malcolm Street, Bell Park VIC 3215

Indicative selling price

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

Range between $535,000 & $560,000

Median sale price

Median price $507,000 Property Type Unit Suburb Bell Park

Period - From 01/10/2024 to 31/03/2025 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
1/8 Elsie Street Bell Park VIC	$560,000	10/10/2024
2/17 Hughes Street Bell Park VIC	$615,000	05/12/2024
2/5 Mcclelland Street Bell Park VIC	$540,000	12/11/2024

This Statement of Information was prepared on: 01/04/2025