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	51 Shannahan Drive, Bell Park VIC 3215

Indicative selling price

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

Range between $735,000 & $765,000

Median sale price

Median price $611,000 Property Type House Suburb Bell Park

Period - From 04/09/2024 to 03/03/2025 Source core_logic

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
12 Quinn Street Bell Post Hill VIC 3215	$735,000	21/01/2025
19 Ralph Court Bell Park VIC 3215	$740,000	18/11/2024
45 Shannahan Drive Bell Park VIC 3215	$750,000	29/09/2024

This Statement of Information was prepared on: 04/03/2025