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<br>Including suburb and postcode | 35 Libau Avenue, Bell Park VIC 3215 |

## Indicative selling price

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

Range between $575,000 & $610,000

## Median sale price

Median price $615,000 Property Type House Suburb Bell Park

Period - From 08/10/2024 to 08/04/2025 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 |
|---|---|---|
| 211-213 Anakie Road Bell Post Hill VIC | $575,000 | 21/03/2025 |
| 54 Mcclelland Street Bell Park VIC | $610,000 | 22/10/2024 |
| 48 Mcclelland Street Bell Park VIC | $600,000 | 10/01/2025 |

This Statement of Information was prepared on: 09/04/2025