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	1/18 Anakie Road, Bell Park VIC 3215

Indicative selling price

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

Range between $449,000 & $490,000

Median sale price

Median price $555,000 Property Type Unit Suburb Bell Park

Period - From 28/08/2024 to 26/02/2025 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
1B Tallinn Street Bell Park VIC 3215	$487,000	05/12/2024
63 Lily Street Hamlyn Heights VIC 3215	$450,000	23/09/2024
2/14 Piccadilly Close Bell Post Hill VIC 3215	$470,000	24/09/2024

This Statement of Information was prepared on: 28/02/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.