

# STATEMENT OF INFORMATION

13A ALMANA STREET, BELL PARK, VIC 3215

PREPARED BY TIFFANY SIMPSON, HAYESWINCKLE HIGHTON

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13A ALMANA STREET, BELL PARK, VIC**

2 1 1

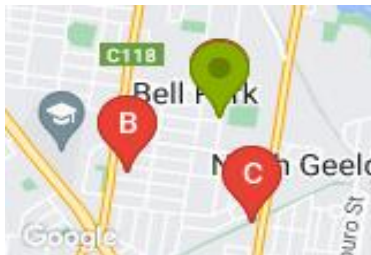
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

**Price Range: \$519,000 to \$559,000**

Provided by: Tiffany Simpson, Hayeswinckle

## MEDIAN SALE PRICE



**BELL PARK, VIC, 3215**

**Suburb Median Sale Price (House)**

**\$630,000**

01 October 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**13B ALMANA ST, BELL PARK, VIC 3215**

2 1 1

**Sale Price**

**\$580,000**

Sale Date: 13/09/2023

Distance from Property: 11m



**2/38 YARAAN ST, BELL PARK, VIC 3215**

2 1 1

**Sale Price**

**\$541,250**

Sale Date: 21/02/2024

Distance from Property: 716m



**3/12 CASTLE CRT, BELL PARK, VIC 3215**

3 1 1

**Sale Price**

**\$549,000**

Sale Date: 26/10/2023

Distance from Property: 783m



This report has been compiled on 24/06/2024 by Hayeswinckle. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

13A ALMANA STREET, BELL PARK, VIC 3215

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$519,000 to \$559,000

Median sale price

Median price

\$630,000

Property type

House

Suburb

BELL PARK

Period

01 October 2023 to 31 March 2024

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 13B ALMANA ST, BELL PARK, VIC 3215   | \$580,000 | 13/09/2023   |
| 2/38 YARAAN ST, BELL PARK, VIC 3215  | \$541,250 | 21/02/2024   |
| 3/12 CASTLE CRT, BELL PARK, VIC 3215 | \$549,000 | 26/10/2023   |

This Statement of Information was prepared on:

24/06/2024