



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8 Stella Crt,
BELL PARK 3215**

Indicative selling price

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

Single price \$820,000

Median sale price

Median **House** for **BELL PARK** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$473,750

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1 Nandeen Close,
BELL PARK 3215

Price **\$700,000** Sold 17
December 2018

13 Prestige Avenue,
BELL PARK 3215

Price **\$705,000** Sold 06
December 2018

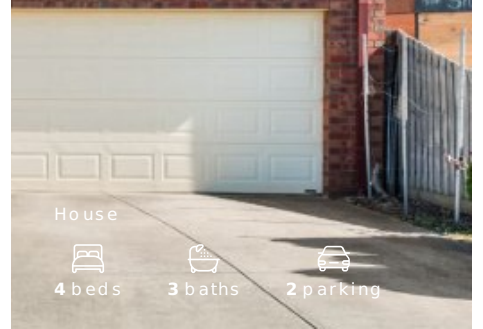
45 Prestige Avenue,
BELL PARK 3215

Price **\$760,000** Sold 02 June
2018

This Statement of Information was prepared on 15th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



House



4 beds



3 baths



2 parking

Burns Archer Realty

1/1-11 Station Lake Road,
Lara VIC 3212

Contact agents



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