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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

35 Maple Crescent Bell Park VIC 3215

 4  1  1

Indicative Selling Price

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

Range between \$370,000 & \$400,000

Median Sale Price

\$430,000 Houses in Bell park between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.

	30 Willow Crescent Bell Park VIC 3215  3  1  1	Sold Price	\$435,000	Sold Date	07-Mar-18	Distance	0.05km
	37 Elsie Street Bell Park VIC 3215  3  1  4	Sold Price	\$430,000	Sold Date	08-Sep-18	Distance	0.24km
	4 Jasmine Street Bell Park VIC 3215  2  1  2	Sold Price	\$442,000	Sold Date	23-Oct-18	Distance	0.38km

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