

# 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 or locality and postcode

2/23 MAPLE CRESCENT, BELL PARK, VIC 3215
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### Indicative selling price

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

Single price

\$420,000
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### Median sale price

Median price

\$405,000
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Property type

Unit
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Suburb

Bell Park
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Period - From

01 July 2018
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to

30 June 2019
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Source

Pricefinder
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### 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 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
1 3/3 KARLOVAC CRT, BELL PARK, VIC 3215	\$ 420,000	04/05/2019
2 2/53 DEAKIN ST, BELL PARK, VIC 3215	\$ 430,000	11/12/2018
3 2/25 MAPLE CRES, BELL PARK, VIC 3215	\$ 420,000	27/09/2018

This Statement of Information was prepared on: 

10 September 2019
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