

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Prestige Avenue,  
BELL PARK 3215**

### Indicative selling price

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

**Single price \$750,000**

### Median sale price

Median **House** for **BELL PARK** for period **Apr 2017 - Apr 2018**

Sourced from **Core Logic**.

**\$410,000**

### 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 the most comparable to the property for sale.

**28 Hedgeley Road,**  
BELL PARK 3215

**Price \$690,000** Sold 15  
February 2018

**5 Dane Avenue,**  
BELL POST HILL 3215

**Price \$735,000** Sold 16  
November 2017

**94 Rutledge Boulevard,**  
NORTH GEELONG 3215

**Price \$750,000** Sold 16  
January 2018

### 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 Core Logic.

House

 **3 beds**

 **2 baths**

 **2 parking**

### Gartland Property

71 Little Malop Street,  
Geelong VIC 3220

### Contact agents



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**GARTLAND**  
PROPERTY