

Suzanna Levic

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

44 Bruce Street Bell Park VIC 3215

 4  1  2

## Indicative Selling Price

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

Range between \$500,000 & \$550,000













## Median Sale Price

\$430,000 Houses in Bell park between 01 Jan 2018 - 31 Dec 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.

	<b>25 Tallinn Street Bell Park VIC 3215</b>	Sold Price	<b>\$495,000</b>	Sold Date	<b>10-Sep-18</b>
	 4  1  2			Distance	<b>0.63km</b>
	<b>21 Kaunas Street Bell Park VIC 3215</b>	Sold Price	<b>\$530,000</b>	Sold Date	<b>07-Jan-19</b>
	 4  1  1			Distance	<b>0.64km</b>
	<b>29 Banfield Street Bell Park VIC 3215</b>	Sold Price	<b>\$515,000</b>	Sold Date	<b>24-Nov-18</b>
	 3  1  1			Distance	<b>0.74km</b>

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