

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 and
postcode

28 NICHOLSON CRESCENT BELL PARK VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Bell Park

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

4 OZONE CRESCENT BELL PARK VIC 3215	\$640,000	20-Jun-25
55 SHANNAHAN DRIVE BELL PARK VIC 3215	\$685,000	06-Jul-25
60 BRUCE STREET BELL PARK VIC 3215	\$675,000	19-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 September 2025



4 OZONE CRESCENT BELL PARK VIC 3215

Sold Price

\$640,000

Sold Date

20-Jun-25

3

1

1

Distance

0.29km



55 SHANNAHAN DRIVE BELL PARK VIC 3215

Sold Price

^{RS} **\$685,000**

Sold Date

06-Jul-25

4

2

2

Distance

0.4km



60 BRUCE STREET BELL PARK VIC 3215

Sold Price

\$675,000

Sold Date

19-Mar-25

3

2

2

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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