

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

31 Nanworen Crescent, Bell Park VIC 3215

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Bell Park

Period - From

22/01/2025

to

21/07/2025

Source

price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
210 Thompson Road North Geelong VIC	\$570,000	16/05/2025
35 Libau Avenue Bell Park VIC	\$590,000	15/04/2025
29 Willow Crescent Bell Park VIC	\$585,000	29/05/2025

This Statement of Information was prepared on:

22/07/2025