

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



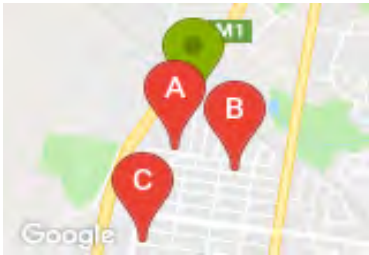
41 DARCY CRESCENT, BELL POST HILL,  3  2  2

Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

MEDIAN SALE PRICE



BELL POST HILL, VIC, 3215

Suburb Median Sale Price (House)

\$503,000

01 April 2018 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



3 LEILA CRES, BELL POST HILL, VIC 3215

 3  2  2

Sale Price

\$525,000

Sale Date: 02/09/2017

Distance from Property: 318m



38 NEWTON AVE, BELL POST HILL, VIC 3215

 3  2  2

Sale Price

\$500,000

Sale Date: 11/10/2017

Distance from Property: 517m



113 LISTON ST, BELL POST HILL, VIC 3215

 3  1  2

Sale Price

\$520,000

Sale Date: 12/05/2018

Distance from Property: 1km



This report has been compiled on 07/08/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.