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 or locality and postcode

16 Neil Street, Bell Post Hill Vic 3215

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$649,000		&		\$713,000			
Median sale p	rice							
Median price	\$735,000	Pro	operty Type	Hou	ise		Suburb	Bell Post Hill
Period - From	01/10/2021	to	30/09/2022		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	9 Corinella St BELL POST HILL 3215	\$722,000	07/09/2022
2	35 Neil St BELL POST HILL 3215	\$720,000	18/10/2022
3	8 Eagleview Cr BELL POST HILL 3215	\$685,000	08/10/2022

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:

10/01/2023 12:41



Harcourts





Property Type: Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$649,000 - \$713,000 Median House Price Year ending September 2022: \$735,000

Comparable Properties



9 Corinella St BELL POST HILL 3215 (REI/VG) Agent Comments



Price: \$722,000 Method: Private Sale Date: 07/09/2022 Property Type: House Land Size: 650 sqm approx

35 Neil St BELL POST HILL 3215 (VG)

🛏 3 🗰 - 🋱 -

Price: \$720,000 Method: Sale Date: 18/10/2022 Property Type: House (Res) Land Size: 631 sqm approx

Agent Comments

Agent Comments



Price: \$685,000 Method: Sale Date: 08/10/2022 Property Type: House (Res) Land Size: 650 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



Property data

The State of Victoria owns the copyright in the property sales data and reproduction of that 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 licensed material 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. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.