Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	60 Ruhamah Avenue, Bell Post Hill Vic 3215
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$599.000	&	\$658,000
riange between	4000,000	~	4000,000

Median sale price

Median price	\$687,500	Pro	perty Type	House		Suburb	Bell Post Hill
Period - From	11/07/2021	to	10/07/2022		Source	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2 Ernest St BELL POST HILL 3215	\$680,000	24/11/2021
2	76 Ruhamah Av BELL POST HILL 3215	\$660,500	24/09/2021
3	79 Neil St BELL POST HILL 3215	\$660,000	19/02/2022

OR

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

This Statement of Information was prepared on:	23/08/2022 12:10





Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

\$649,000 - \$699,000 **Median House Price** 11/07/2021 - 10/07/2022: \$687,500

Indicative Selling Price

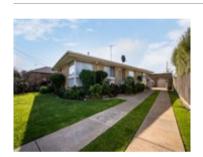




Property Type: House (Previously Occupied - Detached) Land Size: 625 sqm approx

Agent Comments

Comparable Properties



2 Ernest St BELL POST HILL 3215 (REI/VG)

-3





Price: \$680,000 Method: Private Sale Date: 24/11/2021 Property Type: House Land Size: 650 sqm approx

76 Ruhamah Av BELL POST HILL 3215 (REI/VG)

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Price: \$660,500 Method: Auction Sale Date: 24/09/2021

Property Type: House (Res) Land Size: 619 sqm approx

79 Neil St BELL POST HILL 3215 (REI/VG)









Price: \$660,000 Method: Auction Sale Date: 19/02/2022

Property Type: House (Res) Land Size: 632 sqm approx

Agent Comments

Agent Comments

Agent Comments



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