

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

60 Ruhamah Avenue, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$599,000

&

\$658,000

Median sale price

Median price \$687,500

Property 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	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 comparable properties 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



Property Type: House (Previously Occupied - Detached)

Land Size: 625 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 632 sqm approx