

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

3 Liston Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$469,000 & \$509,000

Median sale price

Median price \$520,000 Property Type House Suburb Bell Post Hill

Period - From 01/01/2020 to 31/12/2020 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	40 Beauford Av BELL POST HILL 3215	\$510,000	23/10/2020
2	17 Hosie Av BELL POST HILL 3215	\$500,000	11/09/2020
3	33 Kansas Av BELL POST HILL 3215	\$496,000	20/11/2020

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:

09/03/2021 22:24



Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties

40 Beauford Av BELL POST HILL 3215 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 23/10/2020

Property Type: House (Res)

Land Size: 570 sqm approx

17 Hosie Av BELL POST HILL 3215 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 11/09/2020

Property Type: House (Res)

Land Size: 559 sqm approx



33 Kansas Av BELL POST HILL 3215 (VG)

Agent Comments



Price: \$496,000

Method: Sale

Date: 20/11/2020

Property Type: House (Res)

Land Size: 539 sqm approx