

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

83 Edison Road, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$639,000 & \$689,000

Median sale price

Median price \$755,000 Property Type House Suburb Bell Post Hill

Period - From 01/01/2022 to 31/03/2022 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	86 Ernest St BELL POST HILL 3215	\$735,000	06/06/2022
2	91 Ernest St BELL POST HILL 3215	\$735,000	13/05/2022
3	40 Newton Av BELL POST HILL 3215	\$670,000	01/04/2022

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:

08/07/2022 09:42



Property Type: House (Previously Occupied - Detached)

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



86 Ernest St BELL POST HILL 3215 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 06/06/2022

Property Type: House (Res)



91 Ernest St BELL POST HILL 3215 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 13/05/2022

Property Type: House (Res)

40 Newton Av BELL POST HILL 3215 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 01/04/2022

Property Type: House (Res)

Land Size: 540 sqm approx