

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

32 Darcy Crescent, Bell Post Hill Vic 3215

Indicative selling price

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

Range between

\$945,000

&

\$1,030,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Bell Post Hill

Period - From

01/10/2021

to

31/12/2021

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	36 Dane Av BELL POST HILL 3215	\$1,150,000	03/12/2021
2	47 Dane Av BELL POST HILL 3215	\$1,080,000	04/11/2021
3	4 Brookshaw St BELL POST HILL 3215	\$940,000	21/05/2021

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:

10/03/2022 11:38



4 3 4

Rooms: 9

Property Type: Townhouse
(Single)

Land Size: 561 sqm approx

[Agent Comments](#)

Comparable Properties



36 Dane Av BELL POST HILL 3215 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$1,150,000

Method: Private Sale

Date: 03/12/2021

Property Type: House

Land Size: 801 sqm approx

47 Dane Av BELL POST HILL 3215 (VG)

[Agent Comments](#)

4 - -

Price: \$1,080,000

Method: Sale

Date: 04/11/2021

Property Type: House (Res)

Land Size: 738 sqm approx

4 Brookshaw St BELL POST HILL 3215 (VG)

[Agent Comments](#)

5 - -

Price: \$940,000

Method: Sale

Date: 21/05/2021

Property Type: House (Res)

Land Size: 536 sqm approx