

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

30 Cardiff Street,  
BELL POST HILL 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **BELL POST HILL** for period **Jan 2017 - Dec 2017**

Sourced from **PRICEFINDER**.

**\$430,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**61 Leila Crescent,**  
BELL POST HILL 3215

**Price \$490,000** Sold 16  
November 2017

**91 Ruhamah Avenue,**  
BELL POST HILL 3215

**Price \$482,400** Sold 09  
September 2017

**126 Rollins Road,**  
BELL POST HILL 3215

**Price \$525,000** Sold 02  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

House

  
4 beds

  
2 baths

  
2 parking

**Burns Archer Realty**

1/1-11 Station Lake Road,  
Lara VIC 3212

### Contact agents



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**Burns Archer**  
Realty