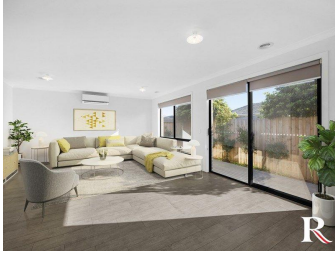


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/74 ERNEST STREET, BELL POST HILL,

2 1 3

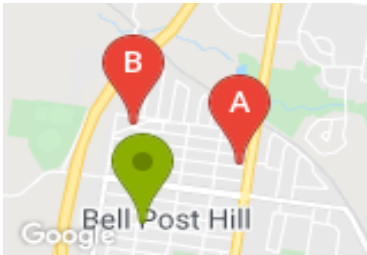
Indicative Selling Price

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

Price Range: \$435,000 to \$455,000

Provided by: Freya Lonsdale-Thomson, Roncon Real Estate

MEDIAN SALE PRICE



BELL POST HILL, VIC, 3215

Suburb Median Sale Price (House)

\$543,000

01 October 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 DARRIWILL ST, BELL POST HILL, VIC 3215

2 1 1

Sale Price

\$440,000

Sale Date: 20/11/2020

Distance from Property: 761m



8 WOLSELEY GR, BELL POST HILL, VIC 3215

2 - -

Sale Price

\$530,000

Sale Date: 30/10/2020

Distance from Property: 216m



4 JERSEY RD, BELL POST HILL, VIC 3215

2 - -

Sale Price

\$550,000

Sale Date: 25/10/2020

Distance from Property: 709m



This report has been compiled on 03/02/2021 by Roncon Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

1/74 ERNEST STREET, BELL POST HILL, VIC 3215

Indicative selling price

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

Price Range:

\$435,000 to \$455,000

Median sale price

Median price

\$543,000

Property type

House

Suburb

BELL POST HILL

Period

01 October 2020 to 31 December 2020

Source

pricfinder

Comparable property sales

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

4 DARRIWILL ST, BELL POST HILL, VIC 3215	\$440,000	20/11/2020
8 WOLSELEY GR, BELL POST HILL, VIC 3215	\$530,000	30/10/2020
4 JERSEY RD, BELL POST HILL, VIC 3215	\$550,000	25/10/2020

This Statement of Information was prepared

03/02/2021