

# 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

61 Rollins Road, Bell Post Hill Vic 3215

### Indicative selling price

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

Range between \$549,000 & \$599,000

### Median sale price

Median price \$649,500 Property Type House Suburb Bell Post Hill

Period - From 01/01/2023 to 31/03/2023 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	58 Ruhamah Av BELL POST HILL 3215	\$590,000	20/04/2023
2	47 Kansas Av BELL POST HILL 3215	\$590,000	22/04/2023
3	66 Rollins Rd BELL POST HILL 3215	\$575,000	08/05/2023

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:

19/06/2023 10:25



**Property Type:**

Agent Comments

## Comparable Properties



**58 Ruhamah Av BELL POST HILL 3215 (VG)**

Agent Comments



**Price:** \$590,000

**Method:** Sale

**Date:** 20/04/2023

**Property Type:** House (Res)

**Land Size:** 620 sqm approx



**47 Kansas Av BELL POST HILL 3215 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)



**66 Rollins Rd BELL POST HILL 3215 (REI)**

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 08/05/2023

**Property Type:** House

**Land Size:** 648 sqm approx