

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

3 Rita Court, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$1,240,000

&

\$1,340,000

Median sale price

Median price \$737,500

Property Type House

Suburb Bell Post Hill

Period - From 01/04/2022

to 30/06/2022

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	8 Keith PI HAMLYN HEIGHTS 3215	\$1,330,000	27/01/2022
2	28 Dane Av BELL POST HILL 3215	\$1,275,000	28/03/2022
3	49 Dane Av BELL POST HILL 3215	\$1,250,000	17/11/2021

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:

19/07/2022 16:01



Property Type: Land

Land Size: 549 sqm approx

Agent Comments

Comparable Properties



8 Keith Pl HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 27/01/2022

Property Type: House

Land Size: 1248 sqm approx



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

Agent Comments



Price: \$1,275,000

Method: Private Sale

Date: 28/03/2022

Property Type: House

Land Size: 783 sqm approx

49 Dane Av BELL POST HILL 3215 (VG)

Agent Comments



Price: \$1,250,000

Method: Sale

Date: 17/11/2021

Property Type: House (Res)

Land Size: 732 sqm approx