

# 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

26 Fairy Street, 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 \$449,000 & \$479,000

### Median sale price

Median price \$333,000

Property Type Vacant land

Suburb Bell Post Hill

Period - From 29/04/2020

to 28/04/2021

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 eighteen 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	29 Corinella St BELL POST HILL 3215	\$410,000	02/07/2020
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$449,000 - \$479,000

**Median Land Price**

29/04/2020 - 28/04/2021: \$333,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 632 sqm approx

Agent Comments

## Comparable Properties

**29 Corinella St BELL POST HILL 3215 (VG)**

Agent Comments



**Price:** \$410,000

**Method:** Sale

**Date:** 02/07/2020

**Property Type:** Land

**Land Size:** 699 sqm approx

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 eighteen months.