

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

47 Kansas Avenue, Bell Post Hill Vic 3215

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$685,000

Property Type

House

Suburb

Bell Post Hill

Period - From

05/04/2022

to

04/04/2023

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	8 Neil St BELL POST HILL 3215	\$628,000	16/02/2023
2	92 Liston St BELL POST HILL 3215	\$610,000	12/10/2022
3	2 Viewmont Cr BELL POST HILL 3215	\$580,000	18/11/2022

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:

05/04/2023 16:29



Property Type:
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

05/04/2022 - 04/04/2023: \$685,000

Comparable Properties



8 Neil St BELL POST HILL 3215 (REI)

Agent Comments



Price: \$628,000

Method: Private Sale

Date: 16/02/2023

Property Type: House

Land Size: 651 sqm approx

92 Liston St BELL POST HILL 3215 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 12/10/2022

Property Type: House (Res)

Land Size: 627 sqm approx

2 Viewmont Cr BELL POST HILL 3215 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 18/11/2022

Property Type: House (Res)

Land Size: 486 sqm approx