Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 47 Kansas Avenue, Bell Post Hill Vic 3215

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$685,000	Pro	operty Type	Hou	ise		Suburb	Bell Post Hill
Period - From	05/04/2022	to	04/04/2023		So	urce	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.

Ad	dress 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



Harcourts





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)



Price: \$628,000 Method: Private Sale Date: 16/02/2023 Property Type: House Land Size: 651 sqm approx Agent Comments

Agent Comments

92 Liston St BELL POST HILL 3215 (VG)



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

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.