

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

27 Ward Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$595,000 & \$645,000

Median sale price

Median price \$681,000 Property Type House Suburb Bell Post Hill

Period - From 18/01/2022 to 17/01/2023 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	112 McClelland St BELL PARK 3215	\$668,000	28/02/2022
2	29 Deakin St BELL PARK 3215	\$620,000	06/12/2022
3	2/44 Hughes St BELL PARK 3215	\$620,000	26/05/2022

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:

18/01/2023 14:01



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 1

Property Type: House
Land Size: 247 sqm approx
 Agent Comments

Indicative Selling Price

\$595,000 - \$645,000

Median House Price

18/01/2022 - 17/01/2023: \$681,000

Comparable Properties



112 McClelland St BELL PARK 3215 (REI/VG)

Agent Comments

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Price: \$668,000
Method: Private Sale
Date: 28/02/2022 **Property**
Type: House (Res) **Land**
Size: 223 sqm approx



29 Deakin St BELL PARK 3215 (REI/VG)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 06/12/2022
Property Type: Townhouse
Land Size: 202 sqm approx



2/44 Hughes St BELL PARK 3215 (REI/VG)

Agent Comments

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 2

Price: \$620,000
Method: Private Sale
Date: 26/05/2022
Property Type: Townhouse (Single)
Land Size: 322 sqm approx