

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

156 Rollins Road, Bell Post Hill

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$639,000 & \$700,000

Median sale price

Median price

\$591,750

Property type

House

Suburb

Bell Post Hill

Period - From

01/04/2021

to

30/06/2021

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 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. 28 Cardiff Street, Bell Post Hill	\$700,000	01.07.2021
2. 42 Leila Crescent, Bell Post Hill	\$701,707	16/01/2021
3. 22 Cardiff Street, Bell Post Hill	\$720,000	07/04/2021

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: 13th Aug 21