

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

53 Darriwill Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$649,000 & \$679,000

Median sale price

Median price \$649,500 Property Type House Suburb Bell Post Hill

Period - From 01/07/2022 to 30/06/2023 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	102 Wolseley Gr BELL POST HILL 3215	\$675,000	21/09/2022
2	6 Braund Av BELL POST HILL 3215	\$665,500	01/06/2023
3	53 Jedda St BELL POST HILL 3215	\$660,000	02/11/2022

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:

18/07/2023 11:08



Property Type:

Agent Comments

Comparable Properties



102 Wolseley Gr BELL POST HILL 3215 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 21/09/2022

Property Type: House (Res)

Land Size: 650 sqm approx



6 Braund Av BELL POST HILL 3215 (REI)

Agent Comments



Price: \$665,500

Method: Private Sale

Date: 01/06/2023

Property Type: House (Res)



53 Jedda St BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 02/11/2022

Property Type: House

Land Size: 699 sqm approx