### 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 53 Darriwill Street, Bell Post Hill Vic 3215

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$649,000		&		\$679,000				
Median sale price									
Median price	\$649,500	Pro	operty Type	Hou	se		Suburb	Bell Post Hill	
Period - From	01/07/2022	to	30/06/2023	;	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.

Ado	dress 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



# Harcourts





**Property Type:** Agent Comments

Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$649,000 - \$679,000 Median House Price Year ending June 2023: \$649,500

## **Comparable Properties**



**102 Wolseley Gr BELL POST HILL 3215 (VG)** Agent Comments





6 Braund Av BELL POST HILL 3215 (REI)



Price: \$665,500 Method: Private Sale Date: 01/06/2023 Property Type: House (Res)



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



Agent Comments

Agent Comments

Price: \$660,000 Method: Private Sale Date: 02/11/2022 Property Type: House Land Size: 699 sqm approx

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





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