

STATEMENT OF INFORMATION

24 DARRIWILL STREET, BELL POST HILL, VIC 3215

PREPARED BY GINA POPOWICZ, PRIME REAL ESTATE, PHONE: 0418 594 442

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Open for Inspection Guidelines PRIME REAL ESTATE

No more than 10* persons attending the inspection may be in the property at any one time.

Persons entering the property for an inspection will be asked to:

- Must provide photo ID and contact information
- Observe social distancing guidelines
- Obey instructions from the Estate Agency representative
- Leave the property if requested to do so by the Estate Agency representative
- Not touch surfaces or door handles without direct supervision by the Estate Agency representative

Please do not enter if:

- You are unwell or exhibiting symptoms of Covid-19 or have been in contact with someone who is unwell.

No more people or property at capacity?

- Please contact the Estate Agent or their representative. Under the Covid-19 Directions you must not congregate in the street.

*Not including the agent and their representative. The Owner/landlord may be reduced if social distancing measures cannot be met.

Prime Agents. Prime Service. Prime Results.

24 DARRIWILL STREET, BELL POST

3 1 2

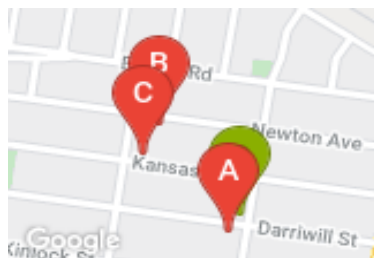
Indicative Selling Price

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

Price Range: \$429,000 to \$469,000

Provided by: Gina Popowicz, Prime Real Estate

MEDIAN SALE PRICE



BELL POST HILL, VIC, 3215

Suburb Median Sale Price (House)

\$484,092

01 July 2019 to 30 June 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



25 DARRIWILL ST, BELL POST HILL, VIC 3215

3 1 1

Sale Price

***\$467,500**

Sale Date: 08/07/2020

Distance from Property: 35m



43 NEWTON AVE, BELL POST HILL, VIC 3215

3 1 1

Sale Price

\$432,000

Sale Date: 09/06/2020

Distance from Property: 209m



46 KANSAS AVE, BELL POST HILL, VIC 3215

3 1 3

Sale Price

\$465,000

Sale Date: 30/04/2020

Distance from Property: 192m



This report has been compiled on 20/08/2020 by Prime Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

24 DARRIWILL STREET, BELL POST HILL, VIC 3215

Indicative selling price

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

Price Range:

\$429,000 to \$469,000

Median sale price

Median price

\$484,092

Property type

House

Suburb

BELL POST HILL

Period

01 July 2019 to 30 June 2020

Source



Comparable property sales

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

Price

Date of sale

25 DARRIWILL ST, BELL POST HILL, VIC 3215	*\$467,500	08/07/2020
43 NEWTON AVE, BELL POST HILL, VIC 3215	\$432,000	09/06/2020
46 KANSAS AVE, BELL POST HILL, VIC 3215	\$465,000	30/04/2020

This Statement of Information was prepared

20/08/2020