

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

16 Schofield Court, Bell Post Hill Vic 3215

Indicative selling price

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

Range between

\$879,000

&

\$949,000

Median sale price

Median price

\$522,046

Property Type

House

Suburb

Bell Post Hill

Period - From

01/01/2020

to

31/03/2020

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	38 Dane Av, Bell Post Hill, Vic 3215, Australia	\$855,000	05/06/2020
2	70 Newton Av, Bell Post Hill, Vic 3215, Australia	\$850,000	04/04/2020
3	18 Mackie CI HAMLYN HEIGHTS 3215	\$870,000	04/02/2020

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:

12/06/2020 11:04



 5  3  2

Rooms: 10

Property Type: House (Previously Occupied - Detached)

Land Size: 710 sqm approx

Agent Comments

Comparable Properties

38 Dane Av, Bell Post Hill, Vic 3215, Australia (REI)

Agent Comments

 4  2  4

Price: \$855,000

Method:

Date: 05/06/2020

Property Type: House

70 Newton Av, Bell Post Hill, Vic 3215, Australia (REI)

Agent Comments

 5  3  2

Price: \$850,000

Method:

Date: 04/04/2020

Property Type: House

18 Mackie CI HAMLYN HEIGHTS 3215 (VG)

Agent Comments

 4  -  -

Price: \$870,000

Method: Sale

Date: 04/02/2020

Property Type: House (Res)

Land Size: 808 sqm approx