

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 Peter Street, Bell Post Hill Vic 3215

Indicative selling price

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

Single price \$710,000

Median sale price

Median price \$662,750

Property Type House

Suburb Bell Post Hill

Period - From 01/07/2021

to 30/09/2021

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	90 Neil St BELL POST HILL 3215	\$736,000	16/10/2021
2	28 Wolseley Gr BELL POST HILL 3215	\$705,000	07/10/2021
3	39 Braund Av BELL POST HILL 3215	\$695,000	15/09/2021

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:

08/11/2021 09:06

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Indicative Selling Price

\$710,000

Median House Price

September quarter 2021: \$662,750



 4  2  2

Property Type: House

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



90 Neil St BELL POST HILL 3215 (REI)

Agent Comments

 3  1  5

Price: \$736,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 623 sqm approx

28 Wolseley Gr BELL POST HILL 3215 (REI)

Agent Comments

 3  1  1

Price: \$705,000

Method: Sold Before Auction

Date: 07/10/2021

Property Type: House (Res)



39 Braund Av BELL POST HILL 3215 (VG)

Agent Comments

 3  -  -

Price: \$695,000

Method: Sale

Date: 15/09/2021

Property Type: House (Res)

Land Size: 627 sqm approx

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