

# 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](http://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