

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

53 Jedda Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$737,500 Property Type House Suburb Bell Post Hill

Period - From 01/04/2022 to 30/06/2022 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	16 Darriwill St, Bell Post Hill, Vic 3215, Australia	\$695,000	21/07/2022
2	69 Jedda St BELL POST HILL 3215	\$681,500	23/03/2022
3	60 Ruhamah Av BELL POST HILL 3215	\$650,000	16/09/2022

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:

28/09/2022 16:23



Property Type:

Agent Comments

Comparable Properties

16 Darriwill St, Bell Post Hill, Vic 3215, Australia (REI)

Agent Comments



Price: \$695,000

Method:

Date: 21/07/2022

Property Type: House

69 Jedda St BELL POST HILL 3215 (VG)

Agent Comments



Price: \$681,500

Method: Sale

Date: 23/03/2022

Property Type: House (Res)

Land Size: 687 sqm approx

60 Ruhamah Av BELL POST HILL 3215 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 625 sqm approx

