



STATEMENT OF INFORMATION

95 ERNEST STREET, BELL POST HILL, VIC 3215

PREPARED BY RONCON REAL ESTATE, 27 MELBOURNE ROAD DRUMCONDRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



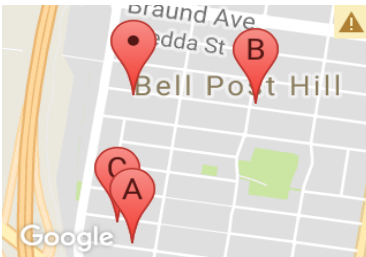
95 ERNEST STREET, BELL POST HILL, VIC  4  2  5

Indicative Selling Price

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

Price Range: **\$479,000 to \$519,000**

MEDIAN SALE PRICE



BELL POST HILL, VIC, 3215

Suburb Median Sale Price (House)

\$422,000

01 January 2017 to 31 December 2017

Provided by: 

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.



84 CORINELLA ST, BELL POST HILL, VIC 3215  4  2  5

Sale Price

***\$531,000**

Sale Date: 23/09/2017

Distance from Property: 529m



48 ERNEST ST, BELL POST HILL, VIC 3215  4  2  4

Sale Price

***\$476,250**

Sale Date: 28/12/2017

Distance from Property: 396m



91 RUHAMAH AVE, BELL POST HILL, VIC 3215  4  2  2

Sale Price

\$482,400

Sale Date: 09/09/2017

Distance from Property: 457m



This report has been compiled on 29/01/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

95 ERNEST STREET, BELL POST HILL, VIC 3215

Indicative selling price

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

Price Range:

\$479,000 to \$519,000

Median sale price

Median price

\$422,000

House

X

Unit

Suburb

BELL POST HILL

Period

01 January 2017 to 31 December 2017

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 property	Price	Date of sale
84 CORINELLA ST, BELL POST HILL, VIC 3215	*\$531,000	23/09/2017
48 ERNEST ST, BELL POST HILL, VIC 3215	*\$476,250	28/12/2017
91 RUHAMAH AVE, BELL POST HILL, VIC 3215	\$482,400	09/09/2017