

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

7 Jabone Terrace, Bell Park Vic 3215

Indicative selling price

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

Range between

\$629,000

&

\$679,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Bell Park

Period - From

18/08/2022

to

17/08/2023

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	33 Corinella St BELL POST HILL 3215	\$715,000	25/07/2023
2	6 Braund Av BELL POST HILL 3215	\$665,500	01/06/2023
3	13 Ernest St BELL POST HILL 3215	\$610,000	27/05/2023

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:

18/08/2023 17:23



4 2 1

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price

\$629,000 - \$679,000

Median House Price

18/08/2022 - 17/08/2023: \$620,000

Comparable Properties



33 Corinella St BELL POST HILL 3215 (REI)

Agent Comments

4 1 6

Price: \$715,000
Method: Private Sale
Date: 25/07/2023
Property Type: House
Land Size: 628 sqm approx



6 Braund Av BELL POST HILL 3215 (REI/VG)

Agent Comments

4 1 1

Price: \$665,500
Method: Private Sale
Date: 01/06/2023
Property Type: House (Res)
Land Size: 630 sqm approx



13 Ernest St BELL POST HILL 3215 (REI/VG)

Agent Comments

4 1 4

Price: \$610,000
Method: Private Sale
Date: 27/05/2023
Property Type: House
Land Size: 647 sqm approx