

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

2/2 Wolseley Grove, Bell Post Hill Vic 3215

Indicative selling price

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

Range between

\$525,000

&

\$550,000

Median sale price

Median price

\$376,500

Property Type

Unit

Suburb

Bell Post Hill

Period - From

05/03/2020

to

04/03/2021

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	33b Malcolm St BELL PARK 3215	\$550,000	04/02/2021
2	8b Wolseley Gr BELL POST HILL 3215	\$530,000	28/08/2020
3	8b Wolseley Gr BELL POST HILL 3215	\$530,000	28/08/2020

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:

05/03/2021 14:18

2/2 Wolseley Grove, Bell Post Hill Vic 3215

Harcourts

Shane King

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Indicative Selling Price

\$525,000 - \$550,000

Median Unit Price

05/03/2020 - 04/03/2021: \$376,500



 3  2  4

Property Type:

Agent Comments

Comparable Properties



33b Malcolm St BELL PARK 3215 (REI/VG)

Agent Comments

 3  2  2

Price: \$550,000

Method: Private Sale

Date: 04/02/2021

Property Type: House

Land Size: 308 sqm approx



8b Wolseley Gr BELL POST HILL 3215 (REI/VG)

Agent Comments

 3  2  1

Price: \$530,000

Method: Private Sale

Date: 28/08/2020

Property Type: Townhouse (Single)

Land Size: 302 sqm approx



8b Wolseley Gr BELL POST HILL 3215 (REI/VG)

Agent Comments

 3  2  1

Price: \$530,000

Method: Private Sale

Date: 28/08/2020

Property Type: Townhouse (Single)

Land Size: 302 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555