

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

17 Rosemont Crescent, Bell Post Hill Vic 3215

Indicative selling price

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

Range between

\$779,000

&

\$849,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Bell Post Hill

Period - From

01/10/2023

to

31/12/2023

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	19 Cardiff St BELL POST HILL 3215	\$790,000	08/11/2022
2	6 Viola CI BELL PARK 3215	\$780,000	21/04/2023
3	58 Darriwill St BELL POST HILL 3215	\$775,000	13/09/2022

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:

29/01/2024 09:54

17 Rosemont Crescent, Bell Post Hill Vic 3215

Harcourts

Joe Grgic

5278 7011

0438 328 728

joe.grgic@harcourts.com.au

Indicative Selling Price

\$779,000 - \$849,000

Median House Price

December quarter 2023: \$625,000



Property Type: Closed Roads

Agent Comments

Comparable Properties

19 Cardiff St BELL POST HILL 3215 (VG)

Agent Comments



Price: \$790,000

Method: Sale

Date: 08/11/2022

Property Type: House (Res)

Land Size: 552 sqm approx



6 Viola CI BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 21/04/2023

Property Type: House

Land Size: 676 sqm approx



58 Darriwill St BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 13/09/2022

Property Type: House

Land Size: 542 sqm approx

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



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