Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	45 Kansas Avenue, Bell Post Hill Vic 3215
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$670,000

Median sale price

Median price	\$628,000	Pro	perty Type	House		Suburb	Bell Post Hill
Period - From	22/09/2022	to	21/09/2023		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

	areas or comparable property	1 1100	Date of Sale
1	53 Darriwill St BELL POST HILL 3215	\$675,000	03/08/2023
2	101 Darriwill St BELL POST HILL 3215	\$675,000	25/05/2023
3	6 Ernest St BELL POST HILL 3215	\$660,000	16/05/2023

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:	22/09/2023 15:05



Date of sale







Property Type: House Land Size: 540 sqm approx **Agent Comments**

Indicative Selling Price \$670,000 **Median House Price** 22/09/2022 - 21/09/2023: \$628,000

Comparable Properties



53 Darriwill St BELL POST HILL 3215 (REI/VG) Agent Comments

-3



Price: \$675,000 Method: Private Sale Date: 03/08/2023 Property Type: House Land Size: 578 sqm approx



101 Darriwill St BELL POST HILL 3215

(REI/VG)

= 3





Price: \$675,000 Method: Private Sale Date: 25/05/2023

Property Type: House (Res) Land Size: 618 sqm approx

Agent Comments



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

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Price: \$660,000 Method: Private Sale Date: 16/05/2023 Property Type: House Land Size: 646 sqm approx Agent Comments

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





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