

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

45 Kansas Avenue, Bell Post Hill Vic 3215

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

Property 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	Price	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



3 1 4

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 1 8

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) **Agent Comments**

3 1 2

Price: \$675,000
Method: Private Sale
Date: 25/05/2023
Property Type: House (Res)
Land Size: 618 sqm approx



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

3 1 4

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