

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



97 ERNEST STREET, BELL POST HILL, VIC  3  1  -

Indicative Selling Price

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

Price Range: \$359,000 to \$379,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



BELL POST HILL, VIC, 3215

Suburb Median Sale Price (House)

\$383,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



24 ERNEST ST, BELL POST HILL, VIC 3215

 3  1  2

Sale Price

***\$410,000**

Sale Date: 29/04/2017

Distance from Property: 596m



46 FAIRY ST, BELL POST HILL, VIC 3215

 3  1  1

Sale Price

\$410,000

Sale Date: 18/03/2017

Distance from Property: 522m



28 FAIRY ST, BELL POST HILL, VIC 3215

 3  1  1

Sale Price

***\$377,000**

Sale Date: 15/07/2017

Distance from Property: 635m



This report has been compiled on 10/08/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 ERNEST STREET, BELL POST HILL, VIC 3215

Indicative selling price

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Price Range:

\$359,000 to \$379,000

Median sale price

Median price

\$383,000

House

X

Unit

Suburb

BELL POST HILL

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
24 ERNEST ST, BELL POST HILL, VIC 3215	*\$410,000	29/04/2017
46 FAIRY ST, BELL POST HILL, VIC 3215	\$410,000	18/03/2017
28 FAIRY ST, BELL POST HILL, VIC 3215	*\$377,000	15/07/2017