

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

13 Ernest Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$579,000 & \$629,000

Median sale price

Median price \$649,500 Property Type House Suburb Bell Post Hill

Period - From 01/01/2023 to 31/03/2023 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	92 Liston St BELL POST HILL 3215	\$610,000	12/10/2022
2	67 Neil St BELL POST HILL 3215	\$590,000	20/02/2023
3	47 Kansas Av BELL POST HILL 3215	\$590,000	22/04/2023

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:

09/05/2023 09:41



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Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties

92 Liston St BELL POST HILL 3215 (VG)

Agent Comments

2 - -

Price: \$610,000

Method: Sale

Date: 12/10/2022

Property Type: House (Res)

Land Size: 627 sqm approx



67 Neil St BELL POST HILL 3215 (VG)

Agent Comments

3 - -

Price: \$590,000

Method: Sale

Date: 20/02/2023

Property Type: House (Res)

Land Size: 632 sqm approx



47 Kansas Av BELL POST HILL 3215 (REI)

Agent Comments

3 1 4

Price: \$590,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)