

# 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

63 Rollins Road, Bell Post Hill Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$651,250

Property Type House

Suburb Bell Post Hill

Period - From 14/01/2021

to

13/01/2022

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	36 Leila Cr BELL POST HILL 3215	\$770,000	29/11/2021
2	71 Liston St BELL POST HILL 3215	\$740,000	17/11/2021
3	52 Fairy St BELL POST HILL 3215	\$735,000	12/12/2021

**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:

14/01/2022 11:47



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 629 sqm approx

**Agent Comments**

## Comparable Properties



**36 Leila Cr BELL POST HILL 3215 (REI)**

**Agent Comments**



**Price:** \$770,000

**Method:** Private Sale

**Date:** 29/11/2021

**Property Type:** House

**Land Size:** 563 sqm approx



**71 Liston St BELL POST HILL 3215 (REI)**

**Agent Comments**



**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 17/11/2021

**Property Type:** House (Res)



**52 Fairy St BELL POST HILL 3215 (REI)**

**Agent Comments**



**Price:** \$735,000

**Method:** Sold After Auction

**Date:** 12/12/2021

**Property Type:** House (Res)

**Land Size:** 633 sqm approx