

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 and
postcode

5 Dane Avenue Bell Post Hill VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Bell Post Hill

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

20-21 Mackie Close Hamlyn Heights VIC 3215	\$1,000,000	27-May-21
74 Graylea Avenue Herne Hill VIC 3218	\$1,315,000	30-Jul-21
50-52 Lachlan Court Lovely Banks VIC 3213	\$999,999	21-Apr-21

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: 16 September 2021



20-21 Mackie Close Hamlyn Heights VIC 3215

Sold Price

\$1,000,000

Sold Date

27-May-21



4



2



2

Distance

0.83km



74 Graylea Avenue Herne Hill VIC 3218

Sold Price

^{RS} **\$1,315,000**

Sold Date

30-Jul-21



4



2



2

Distance

3.07km



50-52 Lachlan Court Lovely Banks VIC 3213

Sold Price

\$999,999

Sold Date

21-Apr-21



6



3



6

Distance

4.35km

RS = Recent sale

UN = Undisclosed Sale

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