

# 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

1/111 Liston Street, 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

\$479,000

&

\$519,000

### Median sale price

Median price

\$635,000

Property Type

House

Suburb

Bell Post Hill

Period - From

01/07/2023

to

30/09/2023

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	2/86 Anakie Rd BELL PARK 3215	\$510,000	21/02/2023
2	1/57 Rollins Rd BELL POST HILL 3215	\$510,000	15/07/2022
3	2/211 Separation St BELL PARK 3215	\$475,000	23/10/2023

**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:

27/11/2023 11:21



2 1 1

**Property Type:** House

Agent Comments

## Comparable Properties

**2/86 Anakie Rd BELL PARK 3215 (REI/VG)**

Agent Comments

2 1 4

**Price:** \$510,000

**Method:** Private Sale

**Date:** 21/02/2023

**Property Type:** Unit

**1/57 Rollins Rd BELL POST HILL 3215 (VG)**

Agent Comments

2 - -

**Price:** \$510,000

**Method:** Sale

**Date:** 15/07/2022

**Property Type:** Flat/Unit/Apartment (Res)



**2/211 Separation St BELL PARK 3215 (REI)**

Agent Comments

3 2 2

**Price:** \$475,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** Townhouse (Single)