Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 1/111 Liston Street, Bell Post Hill Vic 3215

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$479,000		&		\$519,000			
Median sale p	sale price							
Median price	\$635,000	Pro	operty Type	Hou	se		Suburb	Bell Post Hill
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress 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



1/111 Liston Street, Bell Post Hill Vic 3215

Harcourts





Property Type: House Agent Comments

Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$479,000 - \$519,000 **Median House Price** September quarter 2023: \$635,000

Comparable Properties



Agent Comments

Agent Comments



Price: \$510,000 Method: Private Sale Date: 21/02/2023 Property Type: Unit

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



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



Price: \$475,000 Method: Private Sale Date: 23/10/2023 Property Type: Townhouse (Single)

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



propertydata

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