

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

87 Corinella Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$735,000 Property Type House Suburb Bell Post Hill

Period - From 01/10/2021 to 30/09/2022 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	152 Anakie Rd BELL PARK 3215	\$680,000	06/06/2022
2	45 Corinella St BELL POST HILL 3215	\$665,000	10/07/2021
3	60 Ruhamah Av BELL POST HILL 3215	\$650,000	16/09/2022

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:

01/12/2022 16:58

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Indicative Selling Price

\$660,000 - \$700,000

Median House Price

Year ending September 2022: \$735,000



3 1 2

Property Type: House

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



152 Anakie Rd BELL PARK 3215 (REI/VG)

Agent Comments

3 1 4

Price: \$680,000

Method: Private Sale

Date: 06/06/2022

Property Type: House

Land Size: 555 sqm approx

45 Corinella St BELL POST HILL 3215 (REI/VG) **Agent Comments**

3 1 1

Price: \$665,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 622 sqm approx



60 Ruhamah Av BELL POST HILL 3215 (REI)

Agent Comments

3 1 6

Price: \$650,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 625 sqm approx

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