



STATEMENT OF INFORMATION

61 CORINELLA STREET, BELL POST HILL, VIC

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 CORINELLA STREET, BELL POST HILL,  3  1  2

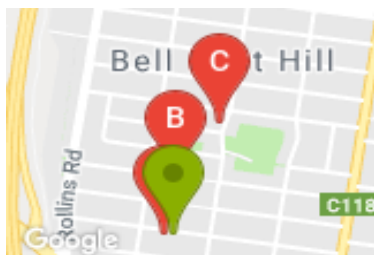
Indicative Selling Price

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

Single Price: **\$409,000.00**

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



BELL POST HILL, VIC, 3215

Suburb Median Sale Price (House)

\$455,000

01 July 2017 to 30 June 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



65 CORINELLA ST, BELL POST HILL, VIC 3215

 3  1  2

Sale Price

\$440,000

Sale Date: 04/12/2017

Distance from Property: 30m



63 FAIRY ST, BELL POST HILL, VIC 3215

 1  1  2

Sale Price

\$405,000

Sale Date: 25/11/2017

Distance from Property: 195m



42 BEAUFORD AVE, BELL POST HILL, VIC 3215

 3  1  2

Sale Price

\$421,000

Sale Date: 16/12/2017

Distance from Property: 429m



This report has been compiled on 01/08/2018 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

61 CORINELLA STREET, BELL POST HILL, VIC

Indicative selling price

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

Single Price:

\$409,000.00

Median sale price

Median price

\$455,000

House

X

Unit


Suburb

BELL POST HILL

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
65 CORINELLA ST, BELL POST HILL, VIC 3215	\$440,000	04/12/2017
63 FAIRY ST, BELL POST HILL, VIC 3215	\$405,000	25/11/2017
42 BEAUFORD AVE, BELL POST HILL, VIC 3215	\$421,000	16/12/2017