

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 ERNEST STREET, BELL POST HILL, VIC  2  1  1

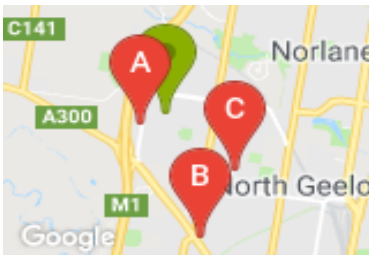
Indicative Selling Price

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

Price Range: **309,000 to \$339,000**

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



BELL POST HILL, VIC, 3215

Suburb Median Sale Price (Unit)

\$275,500

01 July 2017 to 30 June 2018

Provided by: 

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.



2/57 ROLLINS RD, BELL POST HILL, VIC 3215

 2  1  1

Sale Price

***\$381,000**

Sale Date: 12/04/2018

Distance from Property: 358m



2 ALDER CRES, BELL PARK, VIC 3215

 2  1  1

Sale Price

\$362,000

Sale Date: 16/01/2018

Distance from Property: 1.8km



2/17 CURTIN ST, BELL PARK, VIC 3215

 2  1  1

Sale Price

\$345,000

Sale Date: 14/11/2017

Distance from Property: 1.2km



This report has been compiled on 24/07/2018 by Roncon Real Estate. 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

74 ERNEST STREET, BELL POST HILL, VIC

Indicative selling price

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

Price Range:

309,000 to \$339,000

Median sale price

Median price

\$275,500

House

Unit

X

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
2/57 ROLLINS RD, BELL POST HILL, VIC 3215	*\$381,000	12/04/2018
2 ALDER CRES, BELL PARK, VIC 3215	\$362,000	16/01/2018
2/17 CURTIN ST, BELL PARK, VIC 3215	\$345,000	14/11/2017