

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

58 Darriwill Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between

\$790,000

&

\$815,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Bell Post Hill

Period - From

01/01/2022

to

31/03/2022

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	34 Beauford Av BELL POST HILL 3215	\$856,500	21/01/2022
2	5 Leila Cr BELL POST HILL 3215	\$773,000	16/05/2022
3	40 Hammersley Rd BELL PARK 3215	\$760,000	24/01/2022

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:

10/07/2022 23:39



Property Type: House

Land Size: 542 sqm approx

Agent Comments

Comparable Properties



34 Beauford Av BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$856,500

Method: Private Sale

Date: 21/01/2022

Property Type: House

Land Size: 699 sqm approx



5 Leila Cr BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$773,000

Method: Private Sale

Date: 16/05/2022

Property Type: House

Land Size: 551 sqm approx



40 Hammersley Rd BELL PARK 3215 (VG)

Agent Comments



Price: \$760,000

Method: Sale

Date: 24/01/2022

Property Type: House (Res)

Land Size: 555 sqm approx