

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

77 JEDDA STREET, BELL POST HILL, VIC 3215

Indicative selling price

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

Single price

\$649,000

or range between

&

Median sale price

Median price

\$655,000

Property Type

House

Suburb

BELL POST HILL

Period - From

October 2023

to

September 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

69 JEDDA STREET BELL POST HILL VIC 3215	\$620,000	13/02/2024
53 BRAUND AVENUE BELL POST HILL VIC 3215	\$600,000	16/06/2023
54 JEDDA STREET BELL POST HILL VIC 3215	\$665,000	15/05/2023

This Statement of Information was prepared on: 3/10/2024