Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 61 Kinlock Street, Bell Post Hill Vic 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$529,000		&		\$579,000)			
Median sale p	rice								
Median price	\$621,500	Pro	operty Type	Hou	se		Suburb	Bell Post Hill	
Period - From	01/04/2023	to	30/06/2023	;	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Quinn St BELL POST HILL 3215	\$570,000	22/02/2023
2	16 Kansas Av BELL POST HILL 3215	\$540,000	11/11/2022
3	36 Braund Av BELL POST HILL 3215	\$535,000	17/05/2023

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:

14/07/2023 16:38



Harcourts





Property Type: Divorce/Estate/Family Transfers Land Size: 619 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$529,000 - \$579,000 Median House Price June quarter 2023: \$621,500

Comparable Properties

12 Quinn St BELL POST HILL 3215 (VG)

Agent Comments



Price: \$570,000 Method: Sale Date: 22/02/2023 Property Type: House (Res) Land Size: 560 sqm approx



16 Kansas Av BELL POST HILL 3215 (REI/VG) Agent Comments



Price: \$540,000 Method: Private Sale Date: 11/11/2022 Property Type: House Land Size: 540 sqm approx



36 Braund Av BELL POST HILL 3215 (REI/VG) Agent Comments



Price: \$535,000 Method: Private Sale Date: 17/05/2023 Property Type: House Land Size: 625 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555





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