## 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	1 Kansas Avenue, Bell Post Hill Vic 3215
Including suburb or	
locality and postcode	

### Indicative selling price

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

Range between	\$569,000	&	\$609,000

### Median sale price

Median price	\$635,000	Pro	perty Type	House		Suburb	Bell Post Hill
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	80 Kansas Av BELL POST HILL 3215	\$590,000	31/10/2023
2	47 Kansas Av BELL POST HILL 3215	\$590,000	22/04/2023
3	61 Kinlock St BELL POST HILL 3215	\$560,000	28/07/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	01/12/2023 12:33





Joe Graic 5278 7011 0438 328 728

**Indicative Selling Price** \$569,000 - \$609,000 **Median House Price** September quarter 2023: \$635,000

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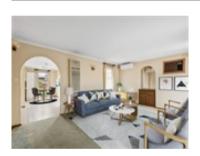




Property Type: House (Previously Occupied - Detached) Land Size: 537 sqm approx

**Agent Comments** 

# Comparable Properties



80 Kansas Av BELL POST HILL 3215 (REI)

**-**3





**Agent Comments** 

**Agent Comments** 

Price: \$590,000 Method: Private Sale Date: 31/10/2023

Property Type: House (Res) Land Size: 534 sqm approx

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





Price: \$590,000 Method: Auction Sale Date: 22/04/2023

Property Type: House (Res) Land Size: 535 sqm approx











Price: \$560,000 Method: Private Sale Date: 28/07/2023

Property Type: House (Res) Land Size: 619 sqm approx

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



