

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

1 Kansas Avenue, Bell Post Hill Vic 3215

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 Property 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	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 comparable properties 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

1 Kansas Avenue, Bell Post Hill Vic 3215

Harcourts

Joe Grgic

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Indicative Selling Price

\$569,000 - \$609,000

Median House Price

September quarter 2023: \$635,000



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 537 sqm approx

Agent Comments

Comparable Properties



80 Kansas Av BELL POST HILL 3215 (REI)

Agent Comments

3 2 1

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

3 1 4

Price: \$590,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 535 sqm approx



61 Kinlock St BELL POST HILL 3215 (REI/VG)

Agent Comments

3 1 4

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



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