

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

65 Leila Crescent, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$579,000 & \$629,000

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	66 Nanworen Cr BELL PARK 3215	\$635,000	19/04/2022
2	2 Hammersley Rd BELL PARK 3215	\$595,000	27/05/2022
3	76 Ward St BELL POST HILL 3215	\$590,000	03/05/2022

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:

04/07/2022 09:08



4 2 5

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



66 Nanworen Cr BELL PARK 3215 (REI)

Agent Comments

3 1 2

Price: \$635,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 553 sqm approx



2 Hammersley Rd BELL PARK 3215 (REI/VG)

Agent Comments

3 1 2

Price: \$595,000

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 560 sqm approx

76 Ward St BELL POST HILL 3215 (VG)

Agent Comments

3 - -

Price: \$590,000

Method: Sale

Date: 03/05/2022

Property Type: House (Res)

Land Size: 274 sqm approx