

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 and
postcode

47 Dane Avenue Bell Post Hill VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

House

Suburb

Bell Post Hill

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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

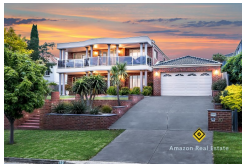
Date of sale

10 Dane Avenue Bell Post Hill VIC 3215	\$1,100,000	28-Feb-21
7 Harris Court Bell Post Hill VIC 3215	\$1,090,000	11-May-21
5 Harris Court Bell Post Hill VIC 3215	\$1,211,555	01-Feb-21

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 July 2021



10 Dane Avenue Bell Post Hill VIC 3215

Sold Price

\$1,100,000

Sold Date

28-Feb-21

4 3 2

Distance

0.32km



7 Harris Court Bell Post Hill VIC 3215

Sold Price

^{RS} **\$1,090,000**

Sold Date

11-May-21

4 3 2

Distance

0.62km



5 Harris Court Bell Post Hill VIC 3215

Sold Price

\$1,211,555

Sold Date

01-Feb-21

5 3 4

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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