

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

12 Jersey Road, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$699,000 & \$749,000

Median sale price

Median price \$675,000 Property Type House Suburb Bell Post Hill

Period - From 23/12/2021 to 22/12/2022 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	99 Kinlock St BELL POST HILL 3215	\$740,000	29/04/2022
2	56 Kansas Av BELL POST HILL 3215	\$723,000	07/09/2022
3	100-102 Rollins Rd BELL POST HILL 3215	\$710,000	26/07/2022

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:

23/12/2022 12:29

12 Jersey Road, Bell Post Hill Vic 3215

Harcourts

Joe Grgic

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Indicative Selling Price

\$699,000 - \$749,000

Median House Price

23/12/2021 - 22/12/2022: \$675,000



Property Type:

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 29/04/2022

Property Type: House

Land Size: 616 sqm approx



56 Kansas Av BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$723,000

Method: Private Sale

Date: 07/09/2022

Property Type: House

Land Size: 535 sqm approx



100-102 Rollins Rd BELL POST HILL 3215 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 26/07/2022

Property Type: House

Land Size: 803 sqm approx

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



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