

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

41 Neil Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$679,000 & \$719,000

Median sale price

Median price \$649,500 Property Type House Suburb Bell Post Hill

Period - From 01/07/2022 to 30/06/2023 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	9 Corinella St BELL POST HILL 3215	\$722,000	07/09/2022
2	141 Anakie Rd BELL POST HILL 3215	\$720,000	23/01/2023
3	16 Neil St BELL POST HILL 3215	\$685,000	11/02/2023

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:

21/07/2023 16:50



Property Type: Land

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



9 Corinella St BELL POST HILL 3215 (REI/VG) **Agent Comments**



Price: \$722,000

Method: Private Sale

Date: 07/09/2022

Property Type: House

Land Size: 650 sqm approx



141 Anakie Rd BELL POST HILL 3215 (VG) **Agent Comments**



Price: \$720,000

Method: Sale

Date: 23/01/2023

Property Type: House (Res)

Land Size: 648 sqm approx



16 Neil St BELL POST HILL 3215 (REI/VG) **Agent Comments**



Price: \$685,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 648 sqm approx