

# 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

9 Jedda Street, Bell Post Hill Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000 & \$749,000

### 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	33 Corinella St BELL POST HILL 3215	\$715,000	25/07/2023
2	69 Jedda St BELL POST HILL 3215	\$681,500	23/03/2022
3	54 Jedda St BELL POST HILL 3215	\$665,000	15/05/2023

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:

24/08/2023 16:38



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**Property Type:** House  
**Land Size:** 695 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000 - \$749,000  
**Median House Price**  
Year ending June 2023: \$649,500

## Comparable Properties



**33 Corinella St BELL POST HILL 3215 (REI)**

**Agent Comments**

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**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** House  
**Land Size:** 628 sqm approx

**69 Jedda St BELL POST HILL 3215 (VG)**

**Agent Comments**

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**Price:** \$681,500  
**Method:** Sale  
**Date:** 23/03/2022  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx

**54 Jedda St BELL POST HILL 3215 (VG)**

**Agent Comments**

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**Price:** \$665,000  
**Method:** Sale  
**Date:** 15/05/2023  
**Property Type:** House (Res)  
**Land Size:** 596 sqm approx