

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

2/82 Newton Avenue, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$579,000 & \$619,000

Median sale price

Median price \$695,000 Property Type House Suburb Bell Post Hill

Period - From 01/08/2021 to 31/07/2022 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 | 3/30 Logan St, Hamlyn Heights, Vic 3215, Australia | \$598,000 | 18/07/2022 |
| 2 | 9 Dural Ct, Bell Park, Vic 3215, Australia | \$655,000 | 13/04/2022 |
| 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:

01/08/2022 13:53



Property Type:
Agent Comments

Indicative Selling Price
\$579,000 - \$619,000

Median House Price
01/08/2021 - 31/07/2022: \$695,000

Comparable Properties

3/30 Logan St, Hamlyn Heights, Vic 3215, Australia (REI)

Agent Comments



Price: \$598,000
Method:
Date: 18/07/2022
Property Type: Unit

9 Dural Ct, Bell Park, Vic 3215, Australia (REI)

Agent Comments



Price: \$655,000
Method:
Date: 13/04/2022
Property Type: House

76 Ward St BELL POST HILL 3215 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 03/05/2022
Property Type: House (Res)
Land Size: 274 sqm approx