

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

17 Jedda Street, Bell Post Hill Vic 3215

Indicative selling price

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

Range between \$639,000 & \$659,000

Median sale price

Median price \$705,000 Property Type House Suburb Bell Post Hill

Period - From 01/10/2021 to 31/12/2021 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	23 Jedda St BELL POST HILL 3215	\$668,000	16/09/2021
2	10 Ernest St BELL POST HILL 3215	\$665,000	12/03/2022
3	117 Anakie Rd BELL POST HILL 3215	\$655,000	17/01/2022

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:

17/03/2022 15:34



3
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Rooms: 4

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price

\$639,000 - \$659,000

Median House Price

December quarter 2021: \$705,000

Comparable Properties



23 Jedda St BELL POST HILL 3215 (VG)

Agent Comments

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Price: \$668,000

Method: Sale

Date: 16/09/2021

Property Type: House (Res)

Land Size: 701 sqm approx

10 Ernest St BELL POST HILL 3215 (REI)

Agent Comments

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 1

Price: \$665,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House (Res)

Land Size: 648 sqm approx



117 Anakie Rd BELL POST HILL 3215 (REI/VG) **Agent Comments**

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 5

Price: \$655,000

Method: Private Sale

Date: 17/01/2022

Property Type: House

Land Size: 823 sqm approx

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