# 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 and postcode

28 RUHAMAH AVENUE BELL POST HILL VIC 3215

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$559,000	&	\$610,000
Single Price	between	\$559,000	<b>&amp;</b>	\$610,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$660,000	Prope	erty type	rpe House		Suburb	Bell Post Hill
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Corelogic

### 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
81 RUHAMAH AVENUE BELL POST HILL VIC 3215	\$570,000	14-Aug-24
19 BRAUND AVENUE BELL POST HILL VIC 3215	\$580,000	31-Dec-24
40 CORINELLA STREET BELL POST HILL VIC 3215	\$585,000	26-May-25

#### 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.

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81 RUHAMAH AVENUE BELL POST Sold Price HILL VIC 3215

\$570,000 Sold Date 14-Aug-24

Distance 0.44km



19 BRAUND AVENUE BELL POST HILL VIC 3215

\$ 2

⇔ 2

Sold Price

\$580,000 Sold Date 31-Dec-24

Distance 0.71km



40 CORINELLA STREET BELL POST Sold Price HILL VIC 3215

**■** 3 \$ 2

**4** 

**■** 3

₩ 3

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RS \$585,000 Sold Date 26-May-25

Distance 0.13km

RS = Recent sale UN = Undisclosed Sale

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