

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

785 Bells Road Haddon VIC 3351

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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Haddon

Period-from

01 Jul 2020

to

30 Jun 2021

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

417 Sago Hill Road Haddon VIC 3351	\$545,000	19-Mar-21
101 Racecourse Road Haddon VIC 3351	\$750,000	25-Jan-21
514 Glenelg Highway Winter Valley VIC 3358	\$670,000	11-Dec-20

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: 06 July 2021



417 Sago Hill Road Haddon VIC 3351

 3  1  3

Sold Price

\$545,000

Sold Date

19-Mar-21

Distance

1.47km



101 Racecourse Road Haddon VIC 3351

 3  1  1

Sold Price

\$750,000

Sold Date

25-Jan-21

Distance

2.39km



514 Glenelg Highway Winter Valley VIC 3358

 3  1  2

Sold Price

\$670,000

Sold Date

11-Dec-20

Distance

4.57km

RS = Recent sale

UN = Undisclosed Sale

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