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	1/57 Rollins Road, Bell Post Hill, VIC 3215

Indicative selling price

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

Single price		or range between	$515,000	&	$545,000

Median sale price

Median price	$ 650,000	Property type	House	Suburb	BELL POST HILL
Period - From	22/08/2022	to	21/08/2023	Source	core_logic

Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	1/28 Almana Street Bell Park Vic 3215	$555,000	2023-06-30
2	2/109 Sladen Street Hamlyn Heights Vic 3215	$530,000	2023-06-15
3	2/86 Anakie Road Bell Park VIC 3215	$510,000	2023-02-21

This Statement of Information was prepared on: 22/08/2023

CONSUMER AFFAIRS VICTORIA