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	3 Fairy Street, 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	$565,000	&	$585,000

Median sale price

Median price	$ 683,250	Property type	House	Suburb	BELL POST HILL
Period - From	14/02/2022	to	13/02/2023	Source	core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	Address of comparable property	Price	Date of sale
1	60 Ruhamah Avenue Bell Post Hill Vic 3215	$650,000	2022-09-17
2	83 Ernest Street Bell Post Hill Vic 3215	$650,000	2022-10-21
3	92 Liston Street Bell Post Hill Vic 3215	$610,000	2022-10-12

This Statement of Information was prepared on: 14/02/2023

CONSUMER AFFAIRS VICTORIA