# 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: 1/111 Liston 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: $459,000 | & $489,000

## Median sale price

Median price: $629,000 | Property type: House | Suburb: BELL POST HILL

Period - From: 06/08/2023 | to: 05/08/2024 | Source: core_logic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 21 Darriwill Street Bell Post Hill Vic 3215 | $500,000 | 2024-07-09 |
| 2 | 2/1 Harris Court Bell Post Hill Vic 3215 | $495,000 | 2024-05-23 |
| 3 | 86 Nanworen Crescent Bell Park Vic 3215 | $457,000 | 2024-04-16 |

This Statement of Information was prepared on: 06/08/2024

CONSUMER AFFAIRS VICTORIA