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 or locality and postcode	2/14 Piccadilly Close, Bell Post Hill Vic 3215

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $687,500 Property Type House Suburb Bell Post Hill

Period - From 01/04/2024 to 30/06/2024 Source REIV

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
1	2/1 Harris Ct BELL POST HILL 3215	$495,000	24/05/2024
2	1/20 Vistula Av BELL PARK 3215	$485,000	30/04/2024
3	3/4 Karlovac Ct BELL PARK 3215	$440,000	25/03/2024

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: 06/09/2024 16:25

2/14 Piccadilly Close, Bell Post Hill Vic 3215



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median House Price
June quarter 2024: $687,500

Comparable Properties



2/1 Harris Ct BELL POST HILL 3215 (REI/VG)

2 1 2

Price: $495,000
Method: Private Sale
Date: 24/05/2024
Property Type: Unit

Agent Comments



1/20 Vistula Av BELL PARK 3215 (REI/VG)

2 1 1

Price: $485,000
Method: Private Sale
Date: 30/04/2024
Property Type: Unit
Land Size: 277 sqm approx

Agent Comments



3/4 Karlovac Ct BELL PARK 3215 (REI/VG)

2 1 1

Price: $440,000
Method: Private Sale
Date: 25/03/2024
Property Type: Unit
Land Size: 236 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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