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	3/89 Rollins Road, Bell Post Hill, VIC 3215

Indicative selling price

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

Range between $295,000 & $310,000

Median sale price

Median price 495,000 Property Type Unit Suburb BELL POST HILL

Period - From 01/07/2024 to 25/11/2024 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 2/3 Peter Street Bell Post Hill Vic 3215	$430,000	2024-09-26
2 1/10-12 Chatham Close Bell Post Hill Vic 3215	$436,000	2024-09-16
3 2/39 Haugh Street Lovely Banks Vic 3213	$435,000	2024-08-30

This Statement of Information was prepared on: 26/11/2024