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	36 Beauford Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $589,000 & $629,000

Median sale price

Median price $672,500 Property Type House Suburb Bell Post Hill

Period - From 29/07/2024 to 28/01/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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 eighteen months.

Address of comparable property	Price	Date of sale
54 Mcclelland Street Bell Park VIC	$610,000	21/11/2024
33 Kansas Avenue Bell Post Hill VIC	$625,000	05/12/2024
27 Willana Avenue Hamlyn Heights VIC	$615,000	21/11/2024

This Statement of Information was prepared on: 29/01/2025