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	16 Braund Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $670,000 Property Type House Suburb Bell Post Hill

Period - From 17/08/2024 to 15/02/2025 Source price_finder

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

A* 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
20 Anakie Road Bell Park VIC	$555,000	31/01/2025
79 Darriwill Street Bell Post Hill VIC	$555,000	01/11/2024
57 Vistula Avenue Bell Park VIC	$530,000	26/09/2024

This Statement of Information was prepared on: 17/02/2025