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	50 Dane Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $585,000 & $625,000

Median sale price

Median price | Property Type Land | Suburb Bell Post Hill

Period - From 21/08/2024 to 20/02/2025 | 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
11 Gotemba Road Bell Post Hill VIC	$620,000	02/09/2024
31 Northbridge Road Highton VIC	$622,500	06/11/2024
3 The Parade Fyansford VIC	$590,000	06/01/2025

This Statement of Information was prepared on: 21/02/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.