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	33 Ernest Street, Bell Post Hill VIC 3215

Indicative selling price

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

Range between $569,000 & $599,000

Median sale price

Median price $667,500 Property Type House Suburb Bell Post Hill

Period - From 05/09/2024 to 03/03/2025 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 for 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
73 Jedda Street Bell Post Hill VIC	$595,000	07/11/2024
12 Webber Street Bell Post Hill VIC	$595,000	14/01/2025
19 Braund Avenue Bell Post Hill VIC	$580,000	31/12/2024

This Statement of Information was prepared on: 05/03/2025