

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 5 Eagleview Crescent Bell Post Hill

Indicative selling price

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

Single price: \$695,000

Median sale price

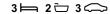
Median price: \$440,000 House Suburb: Bell Post Hill Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



15 Kirriemuir St HAMLYN HEIGHTS Sold by Auction \$650,000 Date Sold Apr 2017 Land 688 SqM





18 Dane Av BELL POST HILL Sold by Private Sale \$610,000 Date Sold Mar 2017 Land 648 SqM





4 Prestige Av BELL PARK

5 ⊨ 2 🗀 4 👄

Nestled in the highly sought after Prestige Park Estate, they don't get much bigger than this. Featuring vast spaces

Sold by Private Sale \$705,000 Date Sold Jan 2017 Land 684 SqM