

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

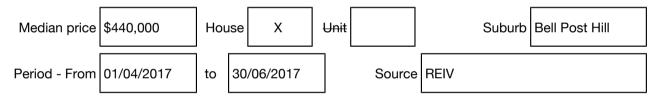
82 Jedda Street, Bell Post Hill Vic 3215

# Indicative selling price

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

 Range between
 \$429,000
 &
 \$459,000

# Median sale price



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

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

Address of comparable property		Price	Date of sale
1	18 Jedda St BELL POST HILL 3215	\$460,000	30/03/2017
2	10 Jedda St BELL POST HILL 3215	\$420,000	29/07/2017
3	23 Jedda St BELL POST HILL 3215	\$417,000	29/04/2017

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



# **Harcourts**

**Indicative Selling Price** 

June quarter 2017: \$440,000

\$429,000 - \$459,000

**Median House Price** 



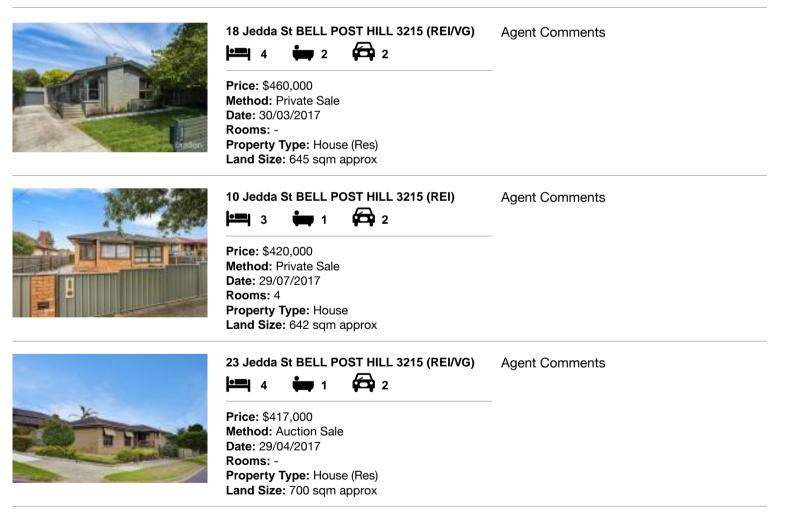


Rooms: 5 Property Type: House (Previously Occupied - Detached) Land Size: 638 sqm approx

# Agent Comments

In ground swimmig pool and out door rumpus room/studio

# **Comparable Properties**



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