

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.



3 2 2

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

Agent Comments

In ground swimming pool and out door rumpus room/studio

Indicative Selling Price
 \$429,000 - \$459,000
Median House Price
 June quarter 2017: \$440,000

Comparable Properties



18 Jedda St BELL POST HILL 3215 (REI/VG) **Agent Comments**

4 2 2

Price: \$460,000
Method: Private Sale
Date: 30/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 645 sqm approx



10 Jedda St BELL POST HILL 3215 (REI) **Agent Comments**

3 1 2

Price: \$420,000
Method: Private Sale
Date: 29/07/2017
Rooms: 4
Property Type: House
Land Size: 642 sqm approx



23 Jedda St BELL POST HILL 3215 (REI/VG) **Agent Comments**

4 1 2

Price: \$417,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx