



# STATEMENT OF INFORMATION

61 CORINELLA STREET, BELL POST HILL, VIC-3215

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**61 CORINELLA STREET, BELL POST HILL,**  3  1  2

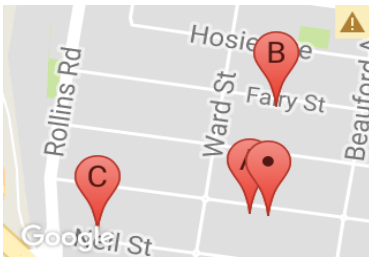
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$390,000 to \$420,000**

Provided by: David Phillips, Fruit Property Geelong

## MEDIAN SALE PRICE



**BELL POST HILL, VIC, 3215**

Suburb Median Sale Price (House)

**\$440,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**65 CORINELLA ST, BELL POST HILL, VIC 3215**  3  1  2

Sale Price

**\$440,000**

Sale Date: 04/12/2017

Distance from Property: 30m



**63 FAIRY ST, BELL POST HILL, VIC 3215**  3  1  2

Sale Price

**\$405,000**

Sale Date: 25/11/2017

Distance from Property: 195m



**96 NEIL ST, BELL POST HILL, VIC 3215**  3  1  2

Sale Price

**\$385,000**

Sale Date: 30/10/2017

Distance from Property: 279m



This report has been compiled on 07/06/2018 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

61 CORINELLA STREET, BELL POST HILL, VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$390,000 to \$420,000

### Median sale price

Median price \$440,000

House

Unit

Suburb

BELL POST HILL

Period 01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

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
65 CORINELLA ST, BELL POST HILL, VIC 3215	\$440,000	04/12/2017
63 FAIRY ST, BELL POST HILL, VIC 3215	\$405,000	25/11/2017
96 NEIL ST, BELL POST HILL, VIC 3215	\$385,000	30/10/2017