

## Statement of information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address: 10 Cardiff Street, Bell Post Hill

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$560,000 & \$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$395,500 \*House  \*Unit  Suburb Bell Post Hill

Period -From 01/07/2016 to 17/07/2017 Source Realestate.com.au

### 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 18 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
29 Jemma Street, Bell Post Hill	\$645,000	06/03/2017
61 Hedgeley Road, Bell Park	\$570,000	14/02/2017
39 Braubd Avenue, BellPost Hill	\$530,000	10/04/2017