

## Statement of information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address: 165 Anakie Road 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 \$570,000 & \$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$410,000 \*House  \*Unit  Suburb Bell Post Hill

Period -From 01/09/ 2016 to 25/09/2017 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
1 29 Jemma Street Bell Post Hill	\$645,000	6 March 2017
2 111 Anakie Road Bell Post Hill	\$555,000	1 May 2017
3 19 Dane Avenue Bell Post Hill	\$610,000	7 October 2017

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.