



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**38 Dane Avenue,
BELL POST HILL 3215**

House



4 beds



2 baths



4 parking

Indicative selling price

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

Range \$800,000 - \$880,000

Median sale price

Median **House** for **BELL POST HILL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$485,500

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 the most comparable to the property for sale.

11 Karkalla Court,
Hamlyn Heights 3215

Price **\$935,000** Sold 12 April
2019

3 Lomandra Avenue,
Hamlyn Heights 3215

Price **\$880,000** Sold 19
April 2018

4 Karkalla Court,
Hamlyn Heights 3215

Price **\$811,000** Sold 02
February 2018

This Statement of Information was prepared on 20th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

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