

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 35 Darcy Crescent, Bell Post Hill

Indicative selling price

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

Single price or range between \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House *Unit Suburb Bell Post Hill

Period -From 01/10/2017 to 29/10/2018 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
41 Darcy Crescent, Bell Post Hill	\$550,000	07 Sep 2018
10 Neil Street, Bell Post Hill	\$585,000	24 Mar 2018
30 Cardiff Street, Bell Post Hill	\$540,000	20 Apr 2018

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.