

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/70-72 Braund Avenue, Bell Post Hill VIC 3215

Indicative selling price

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

Range between

\$369,000

&

\$389,000

Median sale price

Median price

\$435,500

Property Type

Unit

Suburb

Bell Post Hill

Period - From

21/01/2025

to

20/07/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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 eighteen months.

Address of comparable property	Price	Date of sale
3/41 Leila Crescent Bell Post Hill Vic 3215	\$360,000	24/01/2025

This Statement of Information was prepared on:

22/07/2025