# **STATEMENT OF INFORMATION**

73 CORINELLA ST, BELL POST HILL, VIC 3215 PREPARED BY MIMI SIMUNIC, HAYESWINCKLE, PHONE: 0412 155 100





# Statement of Information Single residential property located outside the Melbourne metropolitan area

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

## Property offered for sale

Address Including suburb and postcode

73 CORINELLA ST, BELL POST HILL, VIC 3215

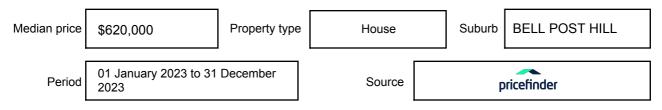
## Indicative selling price

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

Price Range:

\$649,000 to \$699,000

#### Median sale price



#### **Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
30 JEDDA ST, BELL POST HILL, VIC 3215	*\$685,000	27/02/2024
43 WARD ST, BELL POST HILL, VIC 3215	*\$685,000	02/02/2024
21 KAUNAS ST, BELL PARK, VIC 3215	\$719,000	06/11/2023

This Statement of Information was prepared on: 15

15/03/2024

