

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1-19 WAURN PARK COURT, BELMONT VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Between \$439,000 & \$469,000

### Median sale price

Median price \$479,500 \*House \*Unit X Suburb or locality BELMONT, Vic 3216

Period - From 01/07/2019 to 31/06/2020 Source [pricefinder.com.au](http://pricefinder.com.au)

### 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 |
|-------------------------------------------|-----------|--------------|
| 6/181 ROSLYN ROAD, BELMONT, VIC 3216      | \$462,500 | 19/02/2020   |
| 2/2 ELIZABETH STREET, BELMONT, VIC 321    | \$436,000 | 17/12/2020   |
| 1/41 SOUTH VALLEY ROAD, HIGHTON, VIC 3216 | \$465,000 | 21/03/2020   |