

## 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 20 Wyuna Parade, 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 \$499,000 & \$548,000

### Median sale price

Median price \$530,000 \*House ☒ \*Unit ☐ Suburb or locality Belmont  
Period - From AUG 2018 to AUG 2019 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 |
|------------------------------------|-----------|--------------|
| 45 Roslyn Road, Belmont, VIC 3216  | \$532,000 | 04/01/2019   |
| 11 Perth Street, Belmont, VIC 3216 | \$536,000 | 29/04/2019   |
| 18 Hill Street, Belmont, VIC 3216  | \$550,000 | 10/07/2019   |