



Statement of Information

Sections 47AF of the Estate Agents Act 1980

122 Settlement Rd, BELMONT 3216

Indicative selling price

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

Range \$420,000 - \$460,000

Median sale price

Median **House** for **BELMONT** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$535,000

Comparable property sales

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

95 Settlement Rd,
Belmont 3216

Price \$420,000 Sold 16
February 2019

12 Queen St,
Belmont 3216

Price \$420,000 Sold 18
October 2018

45 James St,
Belmont 3216

Price \$422,500 Sold 13
October 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

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