



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**68 Kidman Avenue,
BELMONT 3216**

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$435,000 - \$475,000

Median sale price

Median **House** for **BELMONT** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$527,000

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.

4 Spring Street, Belmont 3216	Price \$490,000 Sold 14 July 2018
36 James Street, Belmont 3216	Price \$500,000 Sold 16 June 2018
10 James Street, Belmont 3216	Price \$470,000 Sold 16 June 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 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,
Highton VIC 3216

Contact agents



Michelle Winckle

03 5241 1488
0416 1179 78
michelle.winckle@hayeswinckle.com.au



Yan Lin

03 5241 1488
0433 841 513
yan.lin@hayeswinckle.com.au

[**hayeswinckle**]