



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**40 Cambra Road,
BELMONT 3216**

Indicative selling price

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

Range \$440,000 - \$460,000

Median sale price

Median **House** for **BELMONT** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$533,750

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.

7 Voce Court,
Belmont 3216

Price \$466,000 Sold 18 May
2019

21 Merinda Pde.,
Belmont 3216

Price \$490,000 Sold 11 May
2019

77 Cambra Rd.,
Belmont 3216

Price \$490,000 Sold 22
February 2019

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.

House
3 beds
1 baths

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
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Contact agents



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