



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/32 The Avenue,
BELMONT 3216**

Indicative selling price

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

Range \$495,000 - \$539,000

Median sale price

Median **Unit** for **BELMONT** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$365,000

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 the most comparable to the property for sale.

2/135 Roslyn Road,
Belmont 3216

Price \$510,000 Sold 24
January 2018

4/27 Mt Pleasant Road,
Belmont 3216

Price \$495,000 Sold 23
January 2018

1/30 Clarke Avenue,
Belmont 3216

Price \$530,000 Sold 26 May
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.

Unit
3 beds **2 baths** **2 parking**

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

79 Barrabool Road,
Highton VIC 3216

Contact agents



Peter Norman

03 5241 1488
0424 167567

peter.norman@hayeswinckle.com.au



Michelle Winckle

03 5241 1488
0416 117978

michelle.winckle@hayeswinckle.com.au

[**hayeswinckle**]