

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 40 Iona Avenue, BELMONT 3216

Indicative selling price

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

Range \$490,000 - \$520,000

Median sale price

Median **House** for **BELMONT** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$522,500

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.

56 Pavo Street,
Belmont 3216

Price **\$540,000** Sold 05 May
2019

30 Digby Avenue,
Belmont 3216

Price **\$508,000** Sold 08 June
2019

18 Hill Street,
Belmont 3216

Price **\$550,000** Sold 10 July
2019

This Statement of Information was prepared on 22nd Oct 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

4 beds

1 baths

2 parking

**Stockdale & Leggo St h
Barwon**

169A High Street,
Belmont VIC 3216

Contact agents



John Mole
Stockdale & Leggo

0412745029

john.mole@stockdaleleggo.com.au

**Stockdale
& Leggo**