

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/7 HERD ROAD, BELMONT, VIC 3216

3 2 2

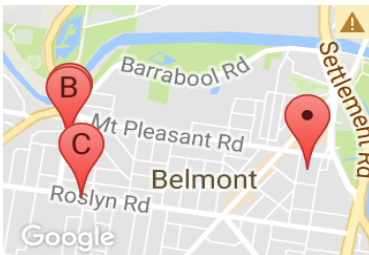
Indicative Selling Price

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

Single Price: \$630,000

Provided by: Carl McCann, Hockingstuart Geelong & Bellarine

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (Unit)

\$330,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



9 LEONARD ST, BELMONT, VIC 3216

3 2 2

Sale Price

***\$660,000**

Sale Date: 30/08/2017

Distance from Property: 1.6km



7 ROBERTS RD, BELMONT, VIC 3216

3 2 2

Sale Price

***\$595,000**

Sale Date: 25/08/2017

Distance from Property: 1.6km



2 HILL ST, BELMONT, VIC 3216

3 2 1

Sale Price

\$621,000

Sale Date: 07/11/2016

Distance from Property: 1.5km



This report has been compiled on 27/11/2017 by Hockingstuart Geelong & Bellarine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/7 HERD ROAD, BELMONT, VIC 3216

Indicative selling price

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

Single Price:

\$630,000

Median sale price

Median price

\$330,500

House

Unit

X


Suburb

BELMONT

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9 LEONARD ST, BELMONT, VIC 3216	*\$660,000	30/08/2017
7 ROBERTS RD, BELMONT, VIC 3216	*\$595,000	25/08/2017
2 HILL ST, BELMONT, VIC 3216	\$621,000	07/11/2016