

### HOUSE Offered for Sale

10 Settlement Road Belmont VIC 3216

 2  1  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median Sale Price

\$460,000 Houses in Belmont between Sep 2016 - Aug 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



**100 Francis Street Belmont VIC 3216**

 3  1  -

Sold Price

**\$480,000**

Sold Date

**22-Jul-17**

Distance

**0.51km**



**4 Batman Close Belmont VIC 3216**

 2  1  3

Sold Price

**\$515,000**

Sold Date

**04-Feb-17**

Distance

**0.21km**



**40 Francis Street Belmont VIC 3216**

 3  2  3

Sold Price

**\$541,000**

Sold Date

**04-Mar-17**

Distance

**0.25km**

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