# hockingstuart

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 15 NAGLE DRIVE, BELMONT, VIC 3216







**Indicative Selling Price** 

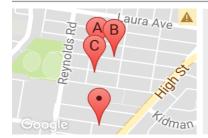
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$490,000 to \$525,000

Provided by: matthewroberts, Hocking Stuart Geelong

#### **MEDIAN SALE PRICE**



## **BELMONT, VIC, 3216**

**Suburb Median Sale Price (House)** 

\$480,001

01 January 2017 to 30 June 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.



# 58 SUMMIT AVE, BELMONT, VIC 3216







Sale Price

\*\$535,000

Sale Date: 08/07/2017

Distance from Property: 508m





# 44 SUMMIT AVE, BELMONT, VIC 3216







Sale Price

\$492,000

Sale Date: 08/04/2017

Distance from Property: 501m





47 DAVIS ST, BELMONT, VIC 3216







**Sale Price** 

\$500.000

Sale Date: 27/06/2017

Distance from Property: 378m



# 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	15 NAGLE DRIVE, BELMONT, VIC 3216
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#### Indicative selling price

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

Price Range: \$490,000 to \$525,000

#### Median sale price

Median price	\$480,001	House X	Unit	Suburb	BELMONT
Period	01 January 2017 to 30 June 2017		Source	p	ricefinder

### 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
58 SUMMIT AVE, BELMONT, VIC 3216	*\$535,000	08/07/2017
44 SUMMIT AVE, BELMONT, VIC 3216	\$492,000	08/04/2017
47 DAVIS ST, BELMONT, VIC 3216	\$500,000	27/06/2017

