

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**15 NAGLE DRIVE, BELMONT, VIC 3216**

4
 2
 2

Indicative Selling Price

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

3
 1
 1

Sale Price

***\$535,000**

Sale Date: 08/07/2017

Distance from Property: 508m

**44 SUMMIT AVE, BELMONT, VIC 3216**

3
 1
 4

Sale Price

\$492,000

Sale Date: 08/04/2017

Distance from Property: 501m

**47 DAVIS ST, BELMONT, VIC 3216**

1
 1
 2

Sale Price

\$500,000

Sale Date: 27/06/2017

Distance from Property: 378m



This report has been compiled on 21/08/2017 by Hocking Stuart Geelong. 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

15 NAGLE DRIVE, BELMONT, VIC 3216

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

 pricefinder

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