

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

79 SETTLEMENT ROAD BELMONT VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Belmont

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

49 CAMBRA ROAD BELMONT VIC 3216	\$709,000	13-Apr-23
31 JAMES STREET BELMONT VIC 3216	\$670,000	11-Feb-23
21 TASMAN AVENUE BELMONT VIC 3216	\$695,000	23-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 September 2023



**49 CAMBRA ROAD BELMONT VIC
3216**

Sold Price

\$709,000

Sold Date

13-Apr-23

 3  2  4

Distance

0.19km



**31 JAMES STREET BELMONT VIC
3216**

Sold Price

\$670,000

Sold Date

11-Feb-23

 3  1  2

Distance

0.2km



**21 TASMAN AVENUE BELMONT VIC
3216**

Sold Price

\$695,000

Sold Date

23-May-23

 4  2  3

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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