

STATEMENT OF INFORMATION

29 HERD ROAD, BELMONT, VIC 3216

PREPARED BY MATTHEW CONSTANTINE, BARRY PLANT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 HERD ROAD, BELMONT, VIC 3216

 4  1  1

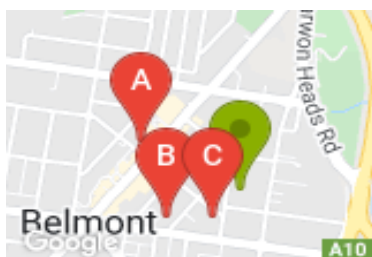
Indicative Selling Price

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

Price Range: \$880,000 to \$930,000

Provided by: Matthew Constantine, Barry Plant Real Estate Belmont

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (House)

\$733,500

01 April 2021 to 31 March 2022

Provided by: 

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.



22 REGENT ST, BELMONT, VIC 3216

 4  2  2

Sale Price

\$950,000

Sale Date: 26/06/2021

Distance from Property: 368m



24 GEORGE ST, BELMONT, VIC 3216

 3  1  2

Sale Price

***\$916,000**

Sale Date: 19/02/2022

Distance from Property: 254m



3 REGENT ST, BELMONT, VIC 3216

 3  2  1

Sale Price

\$925,000

Sale Date: 13/07/2021

Distance from Property: 134m



This report has been compiled on 29/04/2022 by Barry Plant Real Estate Belmont. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

29 HERD ROAD, BELMONT, VIC 3216

Indicative selling price

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

Price Range:

\$880,000 to \$930,000

Median sale price

Median price

\$733,500

Property type

House

Suburb

BELMONT

Period

01 April 2021 to 31 March 2022

Source

pricfinder

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
22 REGENT ST, BELMONT, VIC 3216	\$950,000	26/06/2021
24 GEORGE ST, BELMONT, VIC 3216	*\$916,000	19/02/2022
3 REGENT ST, BELMONT, VIC 3216	\$925,000	13/07/2021

This Statement of Information was prepared on:

29/04/2022