

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 ROBERTS ROAD, BELMONT, VIC 3216**

3 2 2

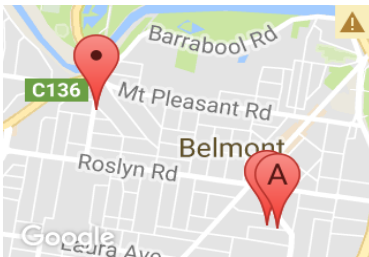
### Indicative Selling Price

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

Single Price: **\$595,000**

Provided by: Jake Carnell, Hocking Stuart Geelong

## MEDIAN SALE PRICE



**BELMONT, VIC, 3216**

Suburb Median Sale Price (House)

**\$460,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2 LLOYD ST, BELMONT, VIC 3216**

3 - -

Sale Price

**\$640,000**

Sale Date: 03/03/2017

Distance from Property: 1.4km



**8 LLOYD ST, BELMONT, VIC 3216**

3 - -

Sale Price

**\$565,000**

Sale Date: 25/11/2016

Distance from Property: 1.4km



This report has been compiled on 16/08/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

7 ROBERTS ROAD, BELMONT, VIC 3216

Indicative selling price

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

Single Price:

\$595,000

Median sale price

Median price

\$460,000

House

Unit

X


Suburb

BELMONT

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
2 LLOYD ST, BELMONT, VIC 3216	\$640,000	03/03/2017
8 LLOYD ST, BELMONT, VIC 3216	\$565,000	25/11/2016