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

15B Crows 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 \$529,000	&	\$559,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$677,000	Prope	erty type	ty type Other		Suburb	Belmont
Period-from	01 Nov 2020	to	31 Oct 2	2021	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
1/18 Grayling Street Belmont VIC 3216	\$565,000	25-Aug-21
2/31 Stork Avenue Belmont VIC 3216	\$601,000	16-Jun-21
1/7 Charles Street Belmont VIC 3216	\$560,000	07-Aug-21

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: 29 November 2021





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1/18 Grayling Street Belmont VIC 3216

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Sold Price

\$565,000 Sold Date 25-Aug-21

Distance

0.15km



2/31 Stork Avenue Belmont VIC 3216

Sold Price

\$601,000 Sold Date

16-Jun-21

Distance

0.73km

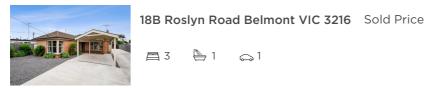


1/7 Charles Street Belmont VIC 3216 Sold Price

\$560,000 Sold Date 07-Aug-21

Distance

0.88km



\$540,000 Sold Date

14-Jul-21

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Distance 0.96km

RS = Recent sale

UN = Undisclosed Sale

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