

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/5 CORNISH AVENUE, BELMONT, VIC



Indicative Selling Price

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

Price Range: \$175,000 to \$195,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (Vacant Land)

\$439,500

01 April 2017 to 31 March 2018

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.



232 BARWON HEADS RD, MARSHALL, VIC



Sale Price

****\$300,000**

Sale Date: 03/09/2017

Distance from Property: 655m



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	2/5 CORNISH AVENUE, BELMONT, VIC 3216
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Indicative selling price

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Price Range:	\$175,000 to \$195,000
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Median sale price

Median price	\$439,500	House		Unit		Suburb	BELMONT
Period	01 April 2017 to 31 March 2018			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
232 BARWON HEADS RD, MARSHALL, VIC 3216	**\$300,000	03/09/2017