

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Queen Street, BELMONT 3216

### Indicative selling price

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

## Range \$579,000 - \$609,000

### Median sale price

Median **House** for **BELMONT** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

## \$531,000

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/32 Laura Avenue,**  
Belmont 3215

Price **\$600,000** Sold 24 July  
2019

**1 Harrow Close,**  
Belmont 3216

Price **\$565,000** Sold 27  
November 2018

**27 Hill Street,**  
Belmont 3216

Price **\$585,000** Sold 03  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



1 parking

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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[ **hayeswinckle** ]