



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/3 Davis 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 \$299,000 - \$328,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$410,000**

### 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.

**2/23 Francis Street,  
Belmont 3216**

**Price \$345,000** Sold 14  
August 2019

**1/82 Settlement Road,  
Belmont 3216**

**Price \$302,000** Sold 14 June  
2019

**1/45 Francis Street,  
Belmont 3216**

**Price \$305,000** Sold 08 June  
2019

This Statement of Information was prepared on 25th Sep 2019

### 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.

#### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

#### Contact agents



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