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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

4/86 Settlement 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Belmont

Period-from

01 Dec 2020

to

30 Nov 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

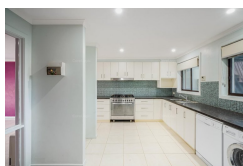
Date of sale

14/9 Matilda Court Belmont VIC 3216	\$435,000	07-Jul-21
7/59 Mount Pleasant Road Belmont VIC 3216	\$455,000	15-Oct-21
2/178 Roslyn Road Belmont VIC 3216	\$441,000	20-Oct-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: 03 December 2021



14/9 Matilda Court Belmont VIC 3216

Sold Price

\$435,000

Sold Date

07-Jul-21

2

1

1

Distance

0.4km



7/59 Mount Pleasant Road Belmont VIC 3216

Sold Price

^{RS} **\$455,000**

Sold Date

15-Oct-21

2

1

1

Distance

1.23km



2/178 Roslyn Road Belmont VIC 3216

Sold Price

^{RS} **\$441,000**

Sold Date

20-Oct-21

2

1

1

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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