# 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

1/43 Summit Avenue 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	between	\$440,000	&	\$480,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$530,000	Prope	erty type		House	Suburb	Belmont
Period-from	01 Dec 2018	to	30 Nov 2	2019	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
31B Davis Street Belmont VIC 3216	\$482,500	06-May-19
2 Rotherham Street Belmont VIC 3216	\$450,000	06-Feb-19
112 Francis Street Belmont VIC 3216	\$498,000	18-Jul-19

#### 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: 19 December 2019



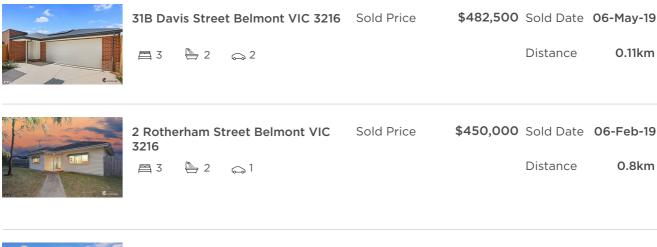
consumer.vic.gov.au



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112 Francis Street Belmont VIC 3216	Sold Price	\$498,000	Sold Date	18-Jul-19
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#### RS = Recent sale UN = Undisclosed Sale

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