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

23B ROTHERHAM STREET 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 \$595,000 & \$645,000	Single Price		or range between	\$595,000	&	\$645,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$690,000	Prope	erty type	/pe House		Suburb	Belmont
Period-from	01 Mar 2024	to	28 Feb 2	2025	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
18 WATSON AVENUE BELMONT VIC 3216	\$650,000	03-May-24
3/30 THE AVENUE BELMONT VIC 3216	\$600,000	16-Apr-24
1/10 ARTHUR STREET BELMONT VIC 3216	\$620,000	12-Sep-23

OR

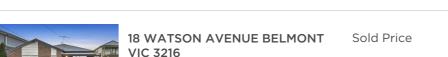
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12 March 2025





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\$650,000 Sold Date 03-May-24

Distance 0.57km



3/30 THE AVENUE BELMONT VIC 3216

□ 1

Sold Price

\$600,000 Sold Date 16-Apr-24

Distance 0.77km

1/10 ARTHUR STREET BELMONT VIC 3216

\$1

Sold Price

\$620,000 Sold Date **12-Sep-23**

Distance 0.36km

□ 2 **□** 1

₽ 1

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RS = Recent sale

UN = Undisclosed Sale

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