

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 POLWARTH CRESCENT , BELMONT , VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Between \$460,000 & \$490,000

Median sale price

Median price \$530,000 *House X *Unit Suburb or locality Belmont , Vic 3216

Period - From 01/07/19 to 31/7/2019 Source pricefinder.com.au

Comparable property sales

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
3 WAURN PARK COURT, BELMONT	\$495,000	30/05/2019
2 HIGHMONT DRIVE, BELMONT	\$470,000	08/12/2018
47 LAURA AVENUE, BELMONT	\$510,000	07/11/2018