Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

1/12 Eton 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	\$615,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$535,000	Prop	erty type		Unit	Suburb	Belmont
Period-from	01 Dec 2020	to	30 Nov 2	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
1/16 Cornish Avenue Belmont VIC 3216	\$550,000	04-Nov-21
3/9 Sullivan Court Belmont VIC 3216	\$586,000	28-Sep-21
2/1 The Avenue Belmont VIC 3216	\$594,000	10-Jul-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: 23 December 2021



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1/16 Cornish Avenue Belmont VIC S 3216

Sold Price

RS \$550,000 Sold Date 04-Nov-21

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Distance 1.48km



3/9 Sullivan Court Belmont VIC 3216

Sold Price

RS \$586,000 Sold Date 28-Sep-21

Distance 0.46km

Health and Wellbeing at Property Inspections 6 Auctions

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2/1 The Avenue Belmont VIC 3216

Sold Price

\$594,000 Sold Date

10-Jul-21

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Distance

0.36km

RS = Recent sale UN

UN = Undisclosed Sale

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