



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**43 Waurnvale Drive,  
BELMONT 3216**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$549,000 - \$600,000**

### Median sale price

Median **House** for **BELMONT** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$535,500**

### 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 the most comparable to the property for sale.

**2 Olwen Avenue,**  
Belmont 3216

**Price \$560,000** Sold 27  
October 2018

**27 Colac Grove,**  
Belmont 3216

**Price \$580,000** Sold 01  
December 2018

**12 Amarina Crescent,**  
Grovedale 3216

**Price \$610,000** Sold 26  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

2 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
East Geelong VIC 3219

### Contact agents



**Stacey Billerwell**

03 5229 4440  
0419 713 330

[stacey.hayes@hayeswinckle.com.au](mailto:stacey.hayes@hayeswinckle.com.au)



**Jayden Overall**

03 5229 4440  
0400 911 740

[jayden.overall@hayeswinckle.com.au](mailto:jayden.overall@hayeswinckle.com.au)

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