

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

20 Cheryl Crescent, Belmont

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$440,000 & \$480,000

Median sale price

Median price \$620,500 Property type Residential House Suburb Belmont

Period - From Mar 2020 to Mar 2021 Source Realestate.com.au

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. 62 Oberon Drive, Belmont	\$425,000	22 Aug 2020
2. 239 High Street, Belmont	\$480,000	05 Dec 2020
3. 43 Settlement Road, Belmont	\$415,000	17 Feb 2021

This Statement of Information was prepared on: 12/05/2021