

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 36 Iona Avenue, BELMONT 3216

#### Indicative selling price

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

**Range \$520,000 - \$550,000**

#### Median sale price

Median **House** for **BELMONT** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$530,000**

#### 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.

**56 Pavo Street,**  
Belmont 3216

Price **\$540,000** Sold 05 May  
2019

**33 Learmouth Street,**  
Belmont 3216

Price **\$550,000** Sold 26  
March 2019

**33 Laura Avenue,**  
Belmont 3216

Price **\$540,000** Sold 13 April  
2019

This Statement of Information was prepared on 25th Sep 2019

#### 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

4 beds

1 baths

2 parking

**Stockdale & Leggo St h  
Barwon**

169 A High Street,  
Belmont VIC 3216

#### Contact agents



**Rod van der Chys**  
Stockdale & Leggo

(03) 5243 2299  
0418 520 353

[rod.vanderchys@stockdaleleggo.com.au](mailto:rod.vanderchys@stockdaleleggo.com.au)



**John Mole**  
Stockdale & Leggo

0412745029

[john.mole@stockdaleleggo.com.au](mailto:john.mole@stockdaleleggo.com.au)

**Stockdale  
& Leggo**