

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/177 Roslyn Road,  
BELMONT 3216**

House

2 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$400,000 - \$430,000**

### Median sale price

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

Sourced from **CoreLogic**.

**\$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.

**3/11 Jacobs Street,**  
Belmont 3216

Price **\$420,000** Sold 12 June  
2019

**3/233 Roslyn Road,**  
Highton 3216

Price **\$423,000** Sold 07 June  
2019

**2/15 Arbour Grove,**  
Belmont 3216

Price **\$380,000** Sold 28 June  
2019

This Statement of Information was prepared on 16th 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 CoreLogic.

### Gartland Property

71 Little Malop Street,  
Geelong VIC 3220

### Contact agents



**Nathan Ashton**

03 5224 2204  
0418 566 708

[nathan@gartland.com.au](mailto:nathan@gartland.com.au)

**GARTLAND**  
PROPERTY