

hockingstuart

STATEMENT OF INFORMATION

27 HELENA STREET, BELMONT, VIC 3216

PREPARED BY ROWAN MERRIMAN, HOCKING STUART GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 HELENA STREET, BELMONT, VIC 3216

4 2 4

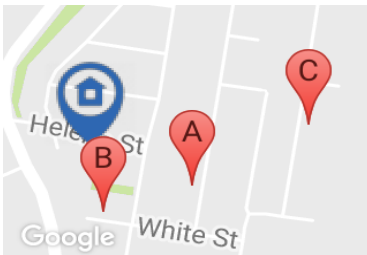
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

500,000 to 525,000

Provided by: Rowan Merriman, Hocking Stuart Geelong

SUBURB MEDIAN



BELMONT, VIC, 3216

Suburb Median Sale Price (House)

\$441,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



46 CLARKE AVE, BELMONT, VIC 3216

3 2 1

Sale Price

***\$507,000**

Sale Date: 18/03/2017

Distance from Property: 178m



10 WHITE ST, BELMONT, VIC 3216

4 2 2

Sale Price

\$510,000

Sale Date: 30/07/2016

Distance from Property: 119m



27 DIGBY AVE, BELMONT, VIC 3216

3 2 1

Sale Price

\$503,000

Sale Date: 20/10/2016

Distance from Property: 355m



This report has been compiled on 15/05/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 HELENA STREET, BELMONT, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

500,000 to 525,000

Median sale price

Median price

\$441,000

House

X

Unit

Suburb

BELMONT

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
46 CLARKE AVE, BELMONT, VIC 3216	*\$507,000	18/03/2017
10 WHITE ST, BELMONT, VIC 3216	\$510,000	30/07/2016
27 DIGBY AVE, BELMONT, VIC 3216	\$503,000	20/10/2016