

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



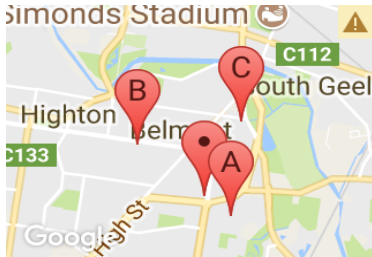
2/25 TORQUAY ROAD, BELMONT, VIC 3216  2  1  1

Indicative Selling Price

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

Single Price: **\$325,000**

MEDIAN SALE PRICE



BELMONT, VIC, 3216

Suburb Median Sale Price (Unit)

\$320,000

01 April 2016 to 31 March 2017

Provided by: 

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.



1/10 KINNON AVE, BELMONT, VIC 3216

 2  1  1

Sale Price

\$331,000

Sale Date: 18/04/2017

Distance from Property: 450m



3/149 ROSLYN RD, BELMONT, VIC 3216

 2  1  1

Sale Price

\$309,000

Sale Date: 14/02/2017

Distance from Property: 1.1km



3/3 MT PLEASANT RD, BELMONT, VIC 3216

 3  1  1

Sale Price

\$305,000

Sale Date: 04/04/2017

Distance from Property: 1.2km



This report has been compiled on 28/06/2017 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

2/25 TORQUAY ROAD, BELMONT, VIC 3216

Indicative selling price

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

Single Price:

\$325,000

Median sale price

Median price

\$320,000

House

Unit

X

Suburb

BELMONT

Period

01 April 2016 to 31 March 2017

Source



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
1/10 KINNON AVE, BELMONT, VIC 3216	\$331,000	18/04/2017
3/149 ROSLYN RD, BELMONT, VIC 3216	\$309,000	14/02/2017
3/3 MT PLEASANT RD, BELMONT, VIC 3216	\$305,000	04/04/2017